

# Landlord-Tenant Maintenance Obligation Template

## 1. Parties

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_

Property Address: \_\_\_\_\_

## 2. Maintenance - Landlord's Obligations

- Maintain the structure and exterior, including roof, walls, windows, and doors.
- Ensure plumbing, heating, and electrical systems are in working order.
- Maintain major appliances provided by the landlord (if any).
- Address safety hazards and comply with health and safety codes.
- Perform repairs as required except those otherwise specifically assigned to the tenant.

## 3. Maintenance - Tenant's Obligations

- Keep the premises clean and sanitary.
- Dispose of all rubbish, garbage, and waste in a clean and safe manner.
- Use and operate all appliances and equipment properly.
- Promptly notify landlord of maintenance issues or the need for repairs.
- Be responsible for any damage caused by tenant, occupant, or guest misuse.
- Replace lightbulbs and batteries in smoke/carbon monoxide detectors as needed.

## 4. Procedures for Reporting Maintenance Issues

1. Tenant must report any maintenance issue to the landlord in writing (email or letter) as soon as discovered.
2. Landlord will respond within a reasonable time after receiving notice.
3. In case of emergency (e.g., water leak, loss of heating), tenant should call landlord immediately.

## 5. Additional Terms

(Specify any additional obligations or exceptions here)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Landlord Signature & Date

\_\_\_\_\_  
Tenant Signature & Date