Illegal Fees

- Rent increases
- Pet fee
- Holding fee
- Charge for extermination of insects, mice, or rats in dwelling with 2 or more units
Additional Information & Advice:

* **No More Than 4:** The City of Boston has a zoning ordinance that requires that no more than 4 unrelated undergraduates reside in one apartment unit. This is to avoid overcrowding and unsafe living conditions.

* Working **smoke and carbon monoxide detectors** are the legal and financial responsibility of the landlord and must be present in your apartment.

* **Pest extermination** (mice, bed bugs, etc.) is the responsibility of the landlord.* Do not pay for extermination yourself. (*unless you live in a single-unit dwelling, but still discuss with landlord).

* **Maintenance issues** are the joint responsibility of yourself and the landlord. Problems that arise due to your negligence and/or misuse will fall on you for cost of repair. But problems due to landlord negligence, reasonable wear & tear, or faulty systems are the landlord’s responsibility to fix.

* **Your landlord has a legal obligation to respond to your tenant concerns in a timely manner.** We advise that you communicate with your landlord in writing so that you can refer back to your conversations if you ever need to.

* **Your lease does not protect against theft or damage to your belongings!** We highly recommend **renter’s insurance**. It’s affordable and protects you in many scenarios.

* **Any oral agreements or promises must be in writing.** Examples include subletting, repairs made before moving in, included utilities, parking,, laundry, etc.

* **Know your rights and responsibilities!** Go to northeastern.edu/offcampus/rights-responsibilities.