

About Our Organization

The Coalition for the Homeless has been the lead advocate for Louisville's homeless since 1986, when we were founded as a community response to the growing issue of homelessness.

Contact Us

Phone: (502) 636-9550

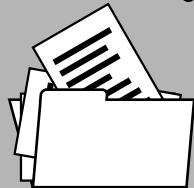
Reserve a Bed: (502) 637-BEDS

Website: www.louhomeless.org

Address: 1300 S 4th St. #250
Louisville, KY 40208

KEEP YOUR RECORDS!

- Be sure to keep record of **EVERYTHING** to protect your rights as a tenant.
- Write down **TIMES, DATES,** and **WHO YOU SPOKE TO** every time you contact your landlord.
- Make sure you use **CERTIFIED MAIL** or **HAND DELIVER** any time you mail something to your landlord.



More Resources

If you or someone you know requires help with an eviction, contact Legal Aid Society (LAS) at (502) 584-1254

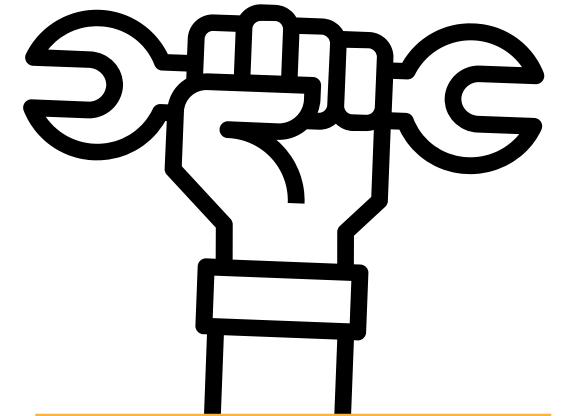
Legal Aid Society offers FREE legal services to individuals and families who income qualify.

While this brochure doesn't cover everything, it can help you find out what can become a problem for you later. For more information on how to protect yourself as a renter, scan the QR code below to check out the "Tenants's Rights Manual"

Scan Here for more
Information!



COALITION
FOR THE
HOMELESS



**Landlord
Won't
Fix
Something?**

THINGS YOUR LANDLORD IS SUPPOSED TO DO

- Make repairs to keep your dwelling **FIT** and **HABITABLE**.
- Perform **MAINTENANCE** and **IMPROVEMENTS** specified in the lease.
- Keep common areas **CLEAN** and **SAFE**.
- Provide **ESSENTIAL SERVICES** (i.e. LG&E, Water, Hot Water, Heat Between October and May, and other essential services.)

*You are responsible for paying your utility bill, if it is not included in the rent.

*Airconditioning is not an essential service, but if your landlord provides it they must keep it in working order.

ESSENTIAL SERVICES CUT OFF BY YOUR LANDLORD?

- Send a letter to your landlord via **CERTIFIED MAIL**, call a **HOUSING INSPECTOR** at 574-3321, and call **METROCALL** at 311.
- If your landlord refuses to restore the essential service, contact an **ATTORNEY**. Call Legal Aid Society at (502)548-1254 or Kentucky Lawyer Referral Service at (502)583-1801.

2 OPTIONS FOR IF YOUR LANDLORD DOESN'T FIX/MAINTAIN YOUR DWELLING

Option #1 - 14/30 Letter

What: A 14/30 letter tells your landlord that they have **14 DAYS** to make necessary repairs, or the lease will end in **30 DAYS**.

How: Send a letter to your landlord via **CERTIFIED MAIL** that specifies the repairs/maintenance that need to be made. In this letter also state that the lease will terminate in 30 days after the receipt of the letter if the repair/maintenance is not completed within 14 days.

***If you chose this option this means that you will move out if you decide to terminate the lease.**

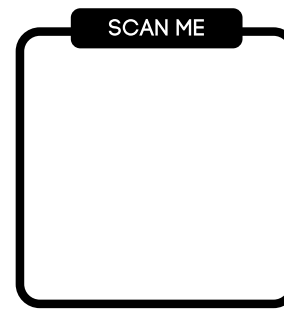
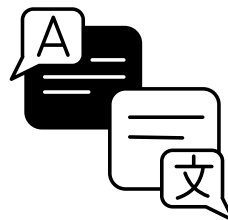
Option #2 - Repair & Deduct

What: Repair & Deduct is when you make the necessary repairs and deduct the cost from your rent.

How: Send a letter to your landlord via **CERTIFIED MAIL**. State what needs repair or maintenance, and advise them that you will fix the problem at their expense if the repair is not made. Give your landlord **14 DAYS** unless it is an emergency

*When the work is completed send your landlord an itemized statement for completed work **that you have paid for**. You may not deduct the cost of labor or charges you have not paid.

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SOMALI
TIẾNG VIỆT
العربية



ENDING YOUR LEASE BECAUSE YOUR LANDLORD WON'T FIX SOMETHING

If you are attempting to end your lease because your landlord fails to perform maintenance obligations, **seek the help of an attorney or call Legal Aid Society (LAS) at (502) 584-1254**. LAS will advise you about whether you can end your lease for your specific reason and how to properly do it. You can also refer to the Tenant's Rights Manual QR code for additional information and resources regarding landlord maintenance obligations.