GUIDE TO LIVING OFF-CAMPUS

This guide is designed to help you decide if living off-campus is the right choice for you and to provide some questions you should be asking yourself and others before signing a lease. You will also find information and resources you can use to answer questions that may arise once you move off-campus. By using this guide, you should gain a better understanding of what living off-campus entails and how to make the best of your experience living in the community.

This Guide to Living off-campus and the information contained within has been created through a collaborative effort of a handful of dedicated UB students and staff who saw a great need in assisting UB students find safe and clean housing, have necessary resources to become an informed renter as well as a respectful and active community member in any Western New York neighborhood.


Revised by Chris Bragdon, International Student and Scholar Services: 08/2014
Index

First Things First ................................................................. Page 1-2
Resources ........................................................................ Page 3-4
Apartment Checklist ......................................................... Page 5-8
You & Your Landlord ............................................................ Page 9-11
Your Safety ........................................................................ Page 12-14
Things To Consider As A Renter ........................................ Page 15-16
Problems With Your Apartment ........................................ Page 17-18
**First Things First:** The choice to live off-campus should not be made until you have first considered if you can afford it financially, if you will be able to get to campus from your residence and until you have taken the time to become an informed renter/tenant.

**Money, Money, Money**

Before you start “apartment shopping” you must first ask yourself: “Can I afford this?” and “Am I really able to develop and manage a realistic budget?”

- Living off-campus can be expensive. Instead of paying for everything upfront like on-campus residents and having it billed through your student account, off-campus students typically must pay for everything monthly. Plan and save in advance.

- Figure out approximate and realistic estimates for the cost of utilities and other expenses that you will pay in addition to rent, such as electricity, gas, heat, water, telephone, cable, Internet, food, fun, etc.

- When developing your budget, make sure you have money on reserve for unplanned expenses. Check and see if you can pay more than one month of your rent at a time if you have the means.

**Getting Around**

Before you rent an apartment, determine how close it is to campus – taking into account if you will have your own transportation or if you will utilize public transportation.

- Many students without cars choose to live in the University Heights neighborhood near the South Campus. Getting to South Campus will be a short walk and, if you need to get to North Campus, there is an inter-campus bus (The Stampede) you can ride. The distance between the two campuses is about 3 miles and The Stampede buses runs about every 10 minutes during the weekday and 30-45 minutes in the evenings and on weekends. For more information on the campus bus/shuttle system, visit: [www.student-affairs.buffalo.edu/parking](http://www.student-affairs.buffalo.edu/parking)
• If you want to live near North Campus and do not have transportation, you may want to look for apartments that are very close to campus, although even some of the closest apartments may entail a walk. If you find a rental property that is not within walking distance, you should confirm that there is a bus stop close by that will get you to campus. Note that South Campus is a MetroBus “hub” so the bus you take may actually bring you to South Campus first – even though you may be physically closer to North Campus. This may add time to your commute.

• A third option would be to live in Buffalo near a MetroRail station. MetroRail is Buffalo’s subway and it runs in a straight line from downtown Buffalo to UB’s South Campus (“University Station”). If you live close to a MetroRail station, you can walk to the station and take the MetroRail to South Campus and, if needed, take the inter-campus bus to North Campus. For more information about the MetroBus and MetroRail systems, visit www.nfta.com.

• If you have your own car, you can consider apartments in any area of Buffalo or its suburbs. Buffalo is a “20 minute city” and, even during the morning and evening commute, basically everything is reachable within 20-30 minutes.

• Keep in mind that, during the winter, Buffalo is typically cold, windy and covered in snow. What may seem like an easy walk in nice weather can be difficult in the winter months. Also, snow can be very localized with some areas getting more than others. Remember this when planning your commute.

Your Rights To Fair Housing

Fair housing means giving every person an equal chance to prove he/she is qualified to rent or buy housing.

• Federal and State Laws make it illegal to deny any resident of the United States housing due to race, color, religion, national origin, sex, marital status, disability, age or familial status.

• Whenever a landlord, rental manager or real estate agent discourages you from taking the house or apartment you’re interested in, you may be a victim of discrimination. For more information, please contact Off-Campus Student Services in 109 Allen Hall (South Campus), 829-3541 or SBI Legal Services in 377 Student Union (North Campus), 645-3056.

www.livingoffcampus.buffalo.edu
Finding a place to live may seem like an easy task, but it’s quite involved. Start early to give yourself enough time to be thorough and to maximize your choices. Here are some resources and important phone numbers and contacts you may need once you move into your new apartment.

**Campus Resources**

Off-Campus Student Services  
109 Allen Hall, South Campus  
829-3541  
livingoffcampus.buffalo.edu

Off-Campus Housing Office  
350 Harriman Hall, South Campus  
829-2224  
subboard.com/och/

SBI Legal Assistance  
377 Student Union, North Campus  
645-3056  
subboard.com/legal/

SBI Health Education  
829-2584  
sbihealtheducation.org

**Newspapers**

The Spectrum Classified Ads  
ubspectrum.com

The Buffalo News / Home Finder  
buffalonews.com  
realestate.buffalonews.com

ArtVoice  
artvoice.com

**Housing Websites**

Apartment Spotlight  
WNYapartments.com

Buffalo Apartments.com  
buffaloapartments.com

The Renters Guide  
therentersguide.com

Move  
move.com

Buffalo Craigslist  
buffalo.craigslist.org

Please note, The University at Buffalo does not inspect or endorse any off-campus rental property. Thoroughly inspect any place you are considering. Use this guide – you can even take it with you when visiting a potential rental property.
**City of Buffalo, NY**
- Official City of Buffalo website: [ci.buffalo.ny.us](http://ci.buffalo.ny.us)
- Department of Inspections and Permits: 851-4890
- Fire Prevention Bureau (Violations): 851-4890
- Parking Violations Bureau: 851-5182
- Streets Sanitation (Garbage & Recycling): 851-4890
- Vermin and Small Animal Control: 851-4890
- Water Division Customer Service: 847-1065
- Water Emergency (24 hours) and Repairs: 851-4747
- Mayor’s Call and Resolution Center: 851-4890
- Buffalo Police (Non-Emergencies) University “E” District: 851-4416
- Police/Fire Emergency: 911

**Utilities (partial list of commonly used companies)**
- Water Authority (Erie Co.): 849-8484; [ecwa.org](http://ecwa.org)
- National Grid (electric): 1-800-642-4272; [nationalgridus.com](http://nationalgridus.com)
- National Fuel (gas): 686-6123; [nationalfuelgas.com](http://nationalfuelgas.com)
- Time Warner Cable/Internet: 1-866-668-6044; 716-558-TWC1
  [timewarnercable.com](http://timewarnercable.com)
- Verizon; [verizon.com](http://verizon.com) 1-800-VERIZON
- Dish Network (satellite TV): [DISHNetwork.com](http://DISHNetwork.com) 1-800-823-4929

**Services / Agencies**
- UB’s Office of Community Relations: 829-3099
  [buffalo.edu/community/](http://buffalo.edu/community/)
- University District Community Development Assoc.: 832-1010
  [udcda.org](http://udcda.org)
- MetroBus and MetroRail: 855-7211 [metro.nfta.com](http://metro.nfta.com)
- Housing Opportunities Made Equal (HOME): 854-1400 [homeny.org](http://homeny.org)
- Crisis Services (24-Hour Hotline):
  834-3131 / 1-800-252-8748

**Town of Amherst, NY**
- Official Town of Amherst website: [www.amherst.ny.us](http://www.amherst.ny.us)
- Building Department (Inspections): 631-7080
- Garbage and Recycling Collection: 631-7119
- Amherst Police (Non-Emergencies): 689-1311
  Emergency: 911
APARTMENT CHECKLIST: Ask questions and get answers! There are many things you need to know before you sign a lease and move into your own place. If a landlord seems evasive or vague, don’t rent from him/her. Always consider your safety and comfort level before anything else; you must feel secure in your home and neighborhood.

Is the Neighborhood Safe?

- Visit the neighborhood during both the day and night.
- Are the buildings and houses well maintained?
- Is the neighborhood clean and free of debris and trash?
- Is there adequate street lighting?

Warning: Do your best to ensure that the apartment is not infested with bed bugs. If possible, speak with the previous tenants and ask the landlord if there have been any reports. For more information, visit: http://identify.us.com/idmybug/bed-bugs/BedBug-FAQS/index.html

Is the Apartment Safe?

- Is there exterior lighting that works and is it located at the doors and entrances?
- Are exterior doors in good condition, with sturdy deadbolt locks and a peephole or secure window?
- Ensure that the landlord will change the locks before you move in? You never know who may still have a key. If the landlord refuses to change the locks, do it yourself (but you must provide your landlord with a copy of the new key).
- Are all windows in good condition, with working locks and free of cracks? Are they stable enough to stay open on their own?
- Do all windows have screens? Are they in good condition?
- Do all windows have blinds, shades or drapes? Always cover windows at night for your own safety and privacy.
- State law requires apartments to be equipped with smoke detectors and carbon monoxide detectors. Please ensure that they are present and operational. If you have questions about these devices, contact Off-Campus Student Services.
✓ Is there a sturdy and safe handrail on all stairs which are more than four steps/risers?
✓ Is there a secure railing on any porch or balcony?
✓ Is every bedroom equipped with a smoke detector and every hallway outside a bedroom equipped with a carbon monoxide detector, as mandated by New York state law?
✓ Is there a bedroom in the basement or attic where you could become trapped in a fire? There must be two exits (NOT including windows) for an attic or basement bedroom to be considered legal.

**Is the Apartment Clean, Functional and Well-Maintained?**

✓ Does the landlord supply any furniture or appliances, such as stove, refrigerator, dishwasher, microwave, washer or dryer?
✓ Is the washer and/or dryer coin-operated? If there is no washer/dryer, find out the location of the nearest laundromat.
✓ Are all appliances clean, in good condition and working properly?
✓ Do cabinet doors and drawers open and close properly?
✓ What type of heat does the apartment use (oil, gas, electric)? If it is oil heat, ask who pays for it and where it is stored.
✓ Are the heating and cooling systems and the hot water heater working and in good condition? Don't wait until December to learn your heating system does not work!
✓ Is there a heat duct, vent or radiator in every room? Using a portable space heater can be dangerous and expensive.
✓ Are there any water stains on the ceilings and walls, which, if present, would indicate a leak?
✓ Are there warped floors or floor boards that may indicate a leak or faulty plumbing?
✓ Do all of the light fixtures work?
Are there enough working electrical outlets to meet your needs? Test them.

Do you know where the circuit breaker or fuse box is and how to use it?

Does the plumbing work properly? Test the hot and cold water at every faucet. Check for adequate pressure. Flush the toilets to make sure they flush properly.

Do tiles or walls around the bathtub or shower feel “spongy” (which would indicate a leak)?

Is there enough closet and storage space for you and your roommates?

Are the basement, attic, and hallways free of debris (which could pose a fire hazard)?

Are there any signs of rodents and insects? Check cabinets and under sinks. If you see old traps or droppings there may be a problem.

Are the driveway, sidewalks, front/back yards in good condition and free of debris?

**General Items to Consider**

If the property has multiple units which share common storage space (e.g. basement), does each unit have lockable storage?

Is there sufficient and safe parking? Is there a driveway which tenants can use?

If there is on-street parking, find out when specifically you can park on either side of the street.

Is there a street parking ban during winter months? Some towns do not allow street parking overnight during the winter months.

What are the utilities? Are they included in the rent? If you have to pay separately for utilities, ask to see copies of the bills from previous tenants. Utility companies may also provide monthly estimates based on past usage.

---

**New York State law PROHIBITS using a basement or attic as a bedroom without two proper exits.**

If a landlord tries to rent to you an attic or basement bedroom, know that he/she cares more about your money than you! Do NOT rent.

80% of student fatalities due to fire occur in off-campus student housing. **Source: Campus Firewatch, November 2003.**
Will the landlord supply garbage containers and recycling bins?
On what day of the week is garbage collected on the street?
Are pets allowed? Will you have to pay a higher security deposit?
Does the landlord live near-by and can he/she quickly respond to emergencies at the property?
Does the landlord have a good reputation? Ask “senior” classmates about recommendations. Check with Off-Campus Housing at: www.subboard.com/och/.

Does this property have a good reputation? If you live in a former “party house,” expect to be watched by neighbors and possibly by the police. Don’t inherit trouble associated with a property.

If a landlord refuses to answer your questions or gives you vague responses, he/she is probably a dishonest landlord and you should seek out another property to rent.

If a landlord continually makes excuses to not show you the property, he/she is avoiding it for a reason. You should not rent a property without first seeing it with your own eyes. If you do visit the property, conduct a visual inspection with the landlord. Apartment Inventory & Condition Reports are available in ISSS (210 Talbert Hall, North Campus), Off-Campus Student Services, or online at www.offcampusliving.buffalo.edu/forms/RentersChecklist.pdf.
YOU AND YOUR LANDLORD: Most good landlords or property managers will interview you before giving you the lease, but you have the right to “interview” them too. Be sure to initiate and maintain a positive landlord-tenant relationship. You may need to use your landlord as a reference in the future.

Questions to Ask the Landlord Before Signing the Lease

- How much is the rent? When/Where must it be paid? If it’s late, will I be charged a fee? If so, how much?
- How many people will rent/live in the apartment? Official occupancy reports are available with the city or town government. You can also consult with Off-Campus Student Services for guidance. Remember to never use an attic or basement as bed room. Also, be wary of common spaces (for ex., living rooms) that have been divided into “bed rooms.”
- What is included in the rent? What must I pay? What additional expenses must I pay?

Shared Responsibilities of You and Your Landlord

Prior to moving in, discuss and agree upon (include in the lease) the following items:

- Will the landlord clean the carpeting?
- Will the landlord paint the apartment?
- If you are planning to paint the apartment, obtain written permission (including paint color) in advance from the landlord. Doing so will help you avoid being charged to repaint or losing some of your security deposit.
- If the landlord verbally agrees to fix something, make sure it is included in writing in the lease, or he/she will not be required to fix it. Include the date by when it will be fixed.
- Snow Removal – Who is responsible? Does it include the driveway, walkways, and sidewalks? Most areas require all sidewalks to be shoveled and will fine residents when they are not.
- Yard maintenance – Who is responsible? If it is your responsibility, will the landlord supply the equipment, such as a lawn mower, rake, etc.?
Document the Condition of the Apartment

- Take photographs of anything that needs to be repaired and attach these to the lease. Have the landlord sign these and keep a copy for yourself.
- Make a written list of anything that needs to be repaired (known as a “damage report checklist”), with the date the lease takes effect as the deadline by which the landlord must complete all repairs. Include anything that is in poor condition, no matter how small.
- Both tenants and the landlord should sign the damage report checklist and attach it to the lease. Make a copy of the signed checklist and lease for each tenant.
- Save your damage report checklist and pictures in a safe place. When it is time to move out, it can also serve as proof that damages existed before you moved in. That way, the landlord can not charge against your security deposit.

Rental Application

Sometimes you will be asked to fill out a Rental Application before being presented with a lease. This is more common with apartment complexes. Be sure to ask:

- Do you have to submit an application for a lease?
- Is there a fee? What happens to that money?
- If you submit an application, do you have to sign the lease?
- If your application is accepted, what do you have to do?
- Can you see a copy of the lease at this time?
- Will your credit report be checked by the landlord or property manager?
The Lease

Although it is possible to rent an apartment without a lease or even with a verbal lease, you should know that a written lease provides you, as the tenant, the most protection under the law.

• Always read your lease before you sign it. Including any small print!
• How long is the lease for? Will he/she allow a 10-month (academic term) lease?
• Anything agreed upon verbally should be written in the lease.
• Can each housemate pay the rent with a separate check? Separate leases are only legal in houses where the landlord lives on site.
• If a housemate leaves, will the others be responsible for the lease and his/her rent?
• Do not pay cash; use a check or money order.

Security Deposit

• How much is it? When does it have to be paid?
• When is it returned and under what conditions will it be returned?
• Can it serve as the last month’s rent?
• Will a bank hold the deposit; Will you be paid interest on it?

Subletting the Apartment

• May you sublet the room or apartment?
• Must the landlord approve?
• Will there be a fee charged for doing this?

Right of Entry

• How much notice will you receive if someone enters to make a repair or conduct an inspection?
• Will you have to let other prospective tenants look at your apartment?
YOUR SAFETY: When living off-campus, you may have to pay more attention to your safety than you would living on campus, where there are others looking out for you. Your safety always comes first! Here are some helpful hints to ensure that you live safely in your apartment and in your new neighborhood.

Safety at Home

• Keep doors and windows locked at all times. Do not leave a door unlocked for a roommate coming home later.
• Be wary of strangers. Don’t automatically open your door. If you do not have a peephole, ask your landlord to install one.
• Require service people (cable, telephone) and meter readers (water, fuel, electric) to show ID before letting them in.
• Never place a hidden key outside your apartment. Instead, give a spare key to a family member or trusted friend.
• Leave some lights on when you go away and expect to return home after dark. Always leave outside lights on at night.
• Get to know your neighbors. If there is a neighborhood “block club”, consider joining it.
• List only your family name on your mailbox; never use your full name.
• Know who you are inviting into your home. If you have a party, be sure to know everyone whom you have invited or who comes to it.
• Do not purchase a used mattress or box spring for your bed. It may be infested with bed bugs. Also, be extremely careful when bringing any used furniture into your apartment.
• If you find evidence of bed bugs (i.e., bites), contact ISSS and your landlord immediately and request that he/she fumigate the apartment.

www.livingoffcampus.buffalo.edu
When You Are Out of Town

Be proactive before leaving town, especially if your apartment will be empty for a period of time:

• Have your mail and newspapers held at the post office or collected daily by a reliable neighbor.
• Store valuables in a secure place or take them with you. Consider purchasing a small, fireproof/waterproof lockbox for important documents. These are available for stores such as Target and Walmart.
• Arrange with your landlord to remove the snow and/or cut the grass (could signal to thieves that there is no one home).
• Securely lock all doors and windows.
• Ask a reliable friend or neighbor to check your apartment while you are away.

Personal Safety

• If possible, avoid walking alone at night. Never walk in isolated areas.
• If you feel unsafe and would like to have someone accompany you to your car or around campus, SBI Health Education provides a free shuttle service throughout campus and the surrounding neighborhoods. Call 829-2584 or visit www.sbihealtheducation.org
• Headphones are a distraction and will keep you from hearing someone coming up behind you. Never walk, bicycle or drive while wearing headphones.
• If someone follows you, walk quickly to an area where there are lights and people. If a car follows you, turn and walk in another direction.
• Exercise caution when using an ATM and limit the valuables you carry.

Fire Safety

• CALL 911 IMMEDIATELY if you suspect a natural gas leak or a fire (even if you smell smoke but don’t see flames), if electrical equipment sparks or for any other type of emergency.
• Keep fresh batteries in smoke and carbon monoxide detectors. Check them regularly and replace the batteries every semester.
• Purchase a fire extinguisher and learn how to properly use it. Keep it near your kitchen. Never leave food unattended when cooking and never attempt to extinguish a grease fire with water.

• Develop a fire emergency plan with your housemates. Plan at least two escape routes along with a designated place to meet outside (so you will know if everyone has made it out of the building). This may seem silly to you now, but in a crisis situation having a familiar plan may save your life.

• Never smoke if you are sleepy or intoxicated. It’s a leading cause of fire.

• Fuse boxes protect you from fire. Never tamper with them or use fuses that are not the correct size.

• Never overload electrical circuits with extension cords or multiple high energy-consuming devices (e.g., TVs, computers, appliances). If you must use an extension cord or electrical power strip, make sure they are heavy-duty grade.

**Portable Electric Space Heaters**

A space heater is a self-contained, freestanding air-heating appliance. While some people use space heaters during the winter, these units increase the potential for fires and burn injuries. If you use a space heater, make sure you adhere to all safety guidelines. Read all instructions and information that come packaged with the product. Remember also:

• **Never use a space heater when you are asleep.**

• The heater must have an automatic safety switch that turns the unit off if it is tipped over. It should also have a guard around the heating element.

• Make sure the heater is placed on a level, hard, nonflammable floor surface, never on carpeting or furniture.

• Establish a three-foot safety zone around the heater and keep it away from flammable materials (e.g. clothing, bedding, drapes, furniture).

• When the heater is on, keep the door open. Turn the heater off before leaving the room.

• Never use the heater where there is moisture (e.g. in the bathroom).

• Never use a heater to dry clothing.

• Never connect an extension cord to the heater.
THINGS TO CONSIDER AS A RENTER: There are some aspects of living off-campus that you may not have considered as part of your responsibilities when living on your own. Even though garbage disposal, energy saving, and parking seem minor, they are important things to keep in mind as a responsible renter and community member.

Renter’s Insurance

- We strongly recommend purchasing renter’s insurance. This covers personal property from theft or damage due to fire, water, or wind. It also covers personal liability for accidents to others while on your premises. Policies are relatively cheap. The average policy has a premium of about $100 for up to $12,000 worth of coverage, depending on the specific policy. See ISSS or search reputable insurance carriers for more information.

Garbage Disposal

Improper disposal of garbage creates multiple problems, including rodents and insects. Furthermore, violation of trash and litter disposal laws can result in a court summons and costly fines.

- Routinely pick up litter on your property even if it is not yours.
- Know when your garbage is collected on your street. Place it at the curb every week, either after 7 PM the night before your scheduled pickup day or by 7 AM on the morning of pick-up. Never let your garbage pile up.
- Use city-issued bins or tightly secured cans and always use a separate container for recycling. If you need a garbage can or recycling bin, call 851-4890 (City of Buffalo) or your town office.
- Do not over-stuff garbage bins.
- Know when bulk trash (e.g. furniture, mattresses, etc.) is collected. In the City of Buffalo, two items of bulk trash are picked up on regularly scheduled days and on special days in the spring and fall. For more information, call 851-4890. In the Town of Amherst, bulk trash should be placed at the curb with other garbage. For information, call 631-7119.
Parking

• Always park legally and make sure your guests do so as well.
• Do not block neighbors’ driveways with your car or the cars of your guests.
• Do not sit in a parked car with music playing loudly after 11pm.
• To park your car on campus during an academic break, contact Campus Parking & Transportation Services: 645-3943.
• Keep in mind that unpaid parking tickets are reported to the NYS Department of Motor Vehicles, which could cause suspension of your automobile registration.

Change of Address

• Upon moving, you must update your new address with the Student Response Center or your HUB account within 10 days.

Energy Saving Tips For When You Are Away

Here some simple steps you can take to keep from wasting energy dollars while you are out of town:

• Unplug your microwave, VCR, TV, computer and other equipment with “instant on” features. These appliances draw power constantly, even when they’re not in use. Unplugging them will also protect them from damage from lightning if a storm occurs while you are gone.

• Set your thermostat back. During the winter months, set it at about 60 degrees; that’s warm enough to keep your pipes from freezing and cool enough to keep your heating bills low. Please note that not all furnaces work the same; some may be older units which may affect the minimum setting you can use.

• Put lights on timers. It’s wise to make your home look occupied, but there’s no reason to leave on lights during the day. A simple, inexpensive timer or two will turn your lights off and on at the times you set.
PROBLEMS WITH YOUR APARTMENT: If you are having problems with any aspect of your apartment, from broken windows to heating, know that you can call your landlord to fix the problem or, if warranted, involve a housing authority. For your safety, make sure the problem is addressed as soon as possible.

Your Legal Rights as a Tenant

- As a tenant, you are entitled to a livable, safe and sanitary apartment.

Additional information is also available at SBI Legal Services (377 Student Union, North Campus) or Off-Campus Student Services (109 Allen Hall, South Campus).

Filing a Complaint

If there is a problem with your apartment, first contact your landlord. If he/she does not take care of your problem in a timely manner, you can file a formal complaint.

- If your problem involves health or safety, including bugs and rodents, contact Off-Campus Student Services (645-3541) and the Erie County Health Department, Health Information (858-7690); www2.erie.gov/health
- If your problem is structural or related to building codes, contact Off-Campus Student Services and your city/town’s building inspectors (see page 4).
- If the inspector finds any housing and/or property code violations, he/she can issue a citation to the landlord, including time allotted for the landlord to complete repairs. If the landlord fails to make a timely abatement of the violation(s), the city/town can choose to take legal action against the landlord.
Inspections

If and when you invite a building/health inspector into your house, remember to:

• Arrange to be at your apartment or have a friend there in order to draw attention to specific violations.
• Have the inspector examine the entire unit and list each violation separately.
• Get the inspector's name and record the date of the inspection.
• Request a copy of the inspector's report, if possible.
• If any violations are found, the inspector will notify the owner. In cases of non-emergencies, owners will be given 30 days to remedy the problem.

Emergency Repairs

In emergencies, tenants may make necessary repairs and deduct reasonable repair costs from the rent. For example, when a landlord has been notified that a door lock is broken and willfully neglects to repair it, the tenant may hire a locksmith and deduct the cost from the rent. Tenants should keep receipts for such repairs. *Excerpt from the Attorney General’s Tenant’s Right Guide.*

Need Advice?

SBI Legal Assistance office offers free legal consultation on leases/lease language, landlord and tenant responsibilities/issues, security deposits, evictions and more. Contact or visit them at: 377 Student Union; 716-645-3056; e-mail: SBILEGAL@BUFFALO.EDU; web: subboard.com/legal

Heat must be supplied from Oct. 1 - May 31 to tenants in multiple dwellings if:

a.) the outdoor temperature falls below 55° between 6 a.m - 10 p.m.; each apartment must be heated to at least 68°

b.) the outdoor temperature falls below 40°, between 10 p.m. - 6 a.m.; each apartment must be heated to at least 55°.

(Multiple Dwelling Law § 79)

Metric Conversions online:

www.scientemadesimple.com/conversions.html