

20.15 MINIMUM BASIC REQUIREMENTS FOR RENTAL UNITS. (1)

No dwelling or dwelling unit shall be rented, leased or otherwise offered or provided for occupancy unless said unit shall comply with the minimum standards for basic equipment and facilities as specified in Chapter 20.11, the minimum standards for light, ventilation, and heating as specified in Chapter 20.12, the minimum space, use, and location requirements as specified in Chapter 20.13, and the minimum standards for safe and sanitary maintenance of dwellings and dwelling units as specified in Chapter 20.14.

(2) RESPONSIBILITIES OF OWNERS. Every owner:

(a) Shall not rent, lease or otherwise offer or provide for occupancy any dwelling or dwelling unit not meeting the minimum basic requirements as provided in Chapter 20.15, except where a variance has been authorized as provided in Chapter 20.09;

(b) Shall be responsible for maintaining each unit so as to meet the minimum basic requirements as provided in Chapter 20.15, and if the owner is prevented from doing so by the actions of the tenant or leasee, it shall be the obligation of the owner to terminate the tenancy or the lease and evict the tenant;

(c) Shall be responsible for maintaining in a clean and sanitary condition the shared public areas of the dwelling and premises of a dwelling containing more than two dwelling units;

(d) Shall hang and remove all screens and storms which have been put in place from the outside on those dwelling units located above the first story, and on all windows of rooming houses or hotels, except where special written agreements between tenant and owner provide for other means of performing this service.

(e) Shall not occupy or let any other occupant any vacant dwelling unit unless it is clean, sanitary, fit for human occupancy, and complies with all the applicable provisions of this code;

(f) Shall exterminate any insects, rodents or other pests in a dwelling unit if the infestation is caused by his failure to maintain the dwelling unit in a reasonable rodent-proof and insect-proof condition;

(g) Shall furnish and provide adequate rubbish and garbage disposal facilities as required by this code when occupancy is held by three or more tenants;

(h) Shall be responsible for an approved, safe and adequate water supply.

(3) RESPONSIBILITIES OF OCCUPANTS. Every occupant:

(a) Shall not rent, lease or otherwise occupy any dwelling unit not meeting the basic requirements as provided in Chapter 20.15, except where a variance has been authorized as provided in Chapter 20.09;

(b) Shall cooperate with and assist the owner so as to permit the owner to keep and maintain the dwelling unit so as to meet the minimum basic requirements as provided in Chapter 20.15, and if the occupant shall act so as to prevent such maintenance, such action shall be sufficient cause for the summary eviction of such tenant or leasee by the owner and the cancellation of this lease;

(c) Shall keep in a clean and sanitary condition that part of the premises which he occupies and controls;

(d) Shall dispose of all rubbish and garbage in a clean and sanitary manner by placing it in rubbish or garbage facilities and providing for its removal; occupants of two or less units to provide garbage or rubbish facilities;

(e) Shall hang and remove all screens required for his dwelling unit by the code, except where the owner is expressly made responsible therefore;

(f) Shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof;

(g) Shall exterminate any insects, rodents, or other pests infesting his dwelling unit unless the owner is required to exterminate them as provided in Chapter 20.15(2)(f) of this code.

(h) Shall not sublet any portion of a dwelling unit which he occupies or controls in such a manner that such subletting violates or causes to be violated any of the provisions of this code;

(i) Shall comply with the provisions of this code after due and proper notice of the building official. The failure to do so on the part of the occupant of a dwelling unit shall be deemed sufficient cause for the summary eviction of such tenant or leasee by the owner and the cancellation of his lease.