
Realistic Expectations for Renters

Safe and Healthy homes are an important part of our community. Tulsa Health Department (THD) recognizes that living in an unsafe home can lead to stresses that affect your work, health, and even your children's ability to learn in school. Many people do not know their rights and may live in an unsafe home. If you have a question that is not addressed below, please call THD's Environmental Health Services Department at 918.595.4200 for assistance.

What does a THD Safe and Healthy Home look like?

THD focuses our inspections on issues that affect public health and safety. Some examples can be found listed below.

- Smoke detectors installed and maintained
- Heat and air (if provided) in working order and adequate for all rooms
- Structure insect and rodent free
- Electrical: no exposed wiring, light switches and outlets in working condition Exterior of property sanitary and in good repair
- No sign of interior or exterior sewer leaks or backups
- Plumbing: all toilets and sinks in working order without leaks with hot and cold water
- Hot water tank functioning and installed properly
- Doors and windows in good repair with locks, doors opened from inside without a key
- Walls and ceilings in good condition (interior and exterior), lead based paint sealed
- Appliances are clean and in working condition (i.e. stove, refrigerator)

Are landlords required to make repairs?

Landlords are required to maintain in good and safe working order all electrical, plumbing, sanitary, heating, venting, air-conditioning, and other facilities and appliances. The proper way to give the owner notice of a needed repair is in writing, not text or phone call. If the tenant is at fault for the needed repair (i.e toy stuck in toilet), then they could be responsible for the cost. Repairs for serious health and safety hazards like no heat, should be corrected more quickly than other less serious issues. Please contact THD if you have any questions.

When is a landlord allowed to enter my home or apartment?

Landlords or employees of the landlord can enter the home during reasonable hours for repairs or maintenance after giving at least 1 day notice to the tenant. A landlord or employee of the landlord can enter the home in case of an emergency without prior notice. This cannot be abused by the landlord or used to harass the tenant.

What about pests?

Homes are required to be rented pest and vermin free. Exposure to pests such as roaches and rodents can trigger an asthma attack. Insects and rodents can also get into your food, chew electrical wires and cause fires. For more information about pests, visit our website.

Got Mold?

Mold occurs naturally in the environment. Though mold is typically not a major cause of serious health problems, it can cause or aggravate various respiratory diseases such as asthma, fungal lung infections, bronchitis, and allergies. People with immune suppression and chronic illnesses such as obstructive lung disease are especially susceptible. When addressing the question of mold, THD will investigate the source of the moisture causing the issue and can advise on how to repair.

Smoke detector and air filter maintenance?

Smoke detectors and air filters are required to be provided by the owner, and possibly maintained depending on the lease agreement. It is very important that these two items are checked regularly and repaired or replaced when needed.

Landlord Tenant Act

The Oklahoma Landlord Tenant Act, describes the relationship between the tenant and landlord. You can visit our website, www.tulsa-health.org, to download a copy.

**Please visit
www.tulsa-health.org
for more resources.**