

Important Contacts for Tenants

Prairie State Legal Services
331 Fulton St, Suite 360
Peoria, IL 61602
(309) 674-9831 or (800) 322-2280
Fax: (309) 674-3802

Peoria Cares – (309) 494-2273
Code Enforcement – (309) 494-8600
United Way (Info & Referral) – Dial 211 or (309) 999-4029



GUIDE TO TENANT'S RIGHTS & RESPONSIBILITIES



Community Development Department

419 Fulton Street, Room 203
Peoria, IL 61602
Phone: (309) 494-8600



CITY OF
PEORIA

Your Rights and Responsibilities as a Tenant

- ◆ Always request a written lease.
- ◆ Pay rent on time.
- ◆ Report needed repairs (*but be responsible for damage beyond normal wear*).
- ◆ Do not make alterations without landlord approval.
- ◆ Follow your lease terms for utilities and move-out notices.
- ◆ The Illinois Retaliatory Eviction Act protects you from eviction if you file a complaint with a public agency.



Important Legal Protections

Evictions: What's Legal (& What's Not)

A LANDLORD CANNOT:

- ◆ Shut off utilities to force you out.
- ◆ Lock you out or change locks.
- ◆ Remove your personal property.

A LANDLORD MUST:

- ◆ File a lawsuit to evict.
- ◆ Provide a 10-day written notice for lease violations.
- ◆ Serve a court summons and complaint.

YOU HAVE THE RIGHT TO:

- ◆ Legal representation (*at your own cost*).
- ◆ A trial by jury.
- ◆ Present your case and evidence.
- ◆ Question your landlord and witnesses.



IF YOU LOSE IN COURT:

- ◆ You must vacate as ordered.
- ◆ You have 30 days to appeal.
- ◆ Only the sheriff can physically evict you.

Other Protections & Tools You Should Know

Self-Inspection Form

- ◆ Required annually before moving in.
- ◆ Performed by both the tenant and property owner.
- ◆ Available under the Code Enforcement section of www.peoriagov.org.

Illinois Rental Property Utility Service Act

- ◆ If your landlord fails to pay a utility they're responsible for, you can pay the bill and deduct it from rent.

Anti-Discrimination Law

LANDLORDS MAY NOT REFUSE TO RENT BASED ON:

- ◆ Race or color.
- ◆ Religion or national origin.
- ◆ Ancestry.
- ◆ Gender or marital status.
- ◆ Disability.

