

## EL/Civics Lesson Plan

Program Name: MVCTC EL/Civics Program  
 Staff Responsible for Lesson: Mary Ann Oatney

Date(s) Used	2/2008																				
Civics Category	I. Rights and Responsibilities of Citizenship																				
Civics Objective	I. 2—Consumer Economics—Housing Interpret renters’ rights, lease and rental agreements.																				
Time Frame to Complete Lesson	2.5 hours																				
EFL(s)	High beginning ESL, Low Intermediate ESL, High Intermediate ESL																				
Standard(s)/Components of Performance	<ul style="list-style-type: none"> <li>√ Listen Actively</li> <li>√ Speak so That Others Can Understand</li> <li>√ Read With Understanding</li> <li>√ Convey Ideas in Writing</li> </ul>																				
Benchmark(s)	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Listening</th> <th style="text-align: left; border-bottom: 1px solid black;">Reading</th> <th style="text-align: left; border-bottom: 1px solid black;">Writing</th> <th style="text-align: left; border-bottom: 1px solid black;">Speaking</th> </tr> </thead> <tbody> <tr> <td>L3.1 L4.1 L5.1</td> <td>R3.1 R4.1 R5.1</td> <td>W3.2 W4.2 W5.2</td> <td>S3.1 S4.1 S5.1</td> </tr> <tr> <td>L3.3 L4.3 L5.2</td> <td>R3.2 R4.3 R5.2</td> <td>W3.3 W4.5 W5.5</td> <td>S3.2 S4.2 S5.2</td> </tr> <tr> <td>L3.4 L4.4 L5.3</td> <td>R3.4 R4.4 R5.6</td> <td>W3.5 W4.6 W5.6</td> <td>S3.4 S4.4 S5.4</td> </tr> <tr> <td style="text-align: right;">L5.5</td> <td>R3.5 R4.5 R5.11 R3.6 R4.6</td> <td>W3.6</td> <td>S3.5 S4.5 S5.5</td> </tr> </tbody> </table>	Listening	Reading	Writing	Speaking	L3.1 L4.1 L5.1	R3.1 R4.1 R5.1	W3.2 W4.2 W5.2	S3.1 S4.1 S5.1	L3.3 L4.3 L5.2	R3.2 R4.3 R5.2	W3.3 W4.5 W5.5	S3.2 S4.2 S5.2	L3.4 L4.4 L5.3	R3.4 R4.4 R5.6	W3.5 W4.6 W5.6	S3.4 S4.4 S5.4	L5.5	R3.5 R4.5 R5.11 R3.6 R4.6	W3.6	S3.5 S4.5 S5.5
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Materials	<p><u>Handouts:</u></p> <ul style="list-style-type: none"> <li>• Culture Clips, Living in the U.S, Renting, handout #1</li> <li>• Landlord and Tenant</li> <li>• Who Is Responsible Quiz</li> </ul> <p><u>Video:</u> Culture Clips #5, “Living in the US – Renting”*</p> <p>*Can be borrowed from NE ABLE—www.NEABLE.org</p> <p>VCR</p>																				
Activities	<ol style="list-style-type: none"> <li>1. Show video: <u>Culture Clip</u>, Video 5, “Living in the US – Renting”. Discuss tenant’s problem. Following discussion students complete handout #1 for <u>Culture Clips</u>, Video 5; review answers in class.</li> <li>2. Have students write any vocabulary/idioms from this video that they don’t understand. Students share their list of vocabulary/idioms from the video with the class. Teacher write them on the board and discuss.</li> <li>3. Questions for discussion:             <ul style="list-style-type: none"> <li>▪ Who is responsible for the apartment?</li> <li>▪ Who is responsible for keeping the apartment clean?</li> <li>▪ Making repairs to plumbing and heating is the responsibility of whom?</li> <li>▪ Who should the tenant contact when there are problems with the apartment?</li> <li>▪ If a problem is not fixed and is serious, what should the renter do?</li> </ul> </li> <li>4. Discuss <u>Landlord’s Responsibilities</u>: <b>handout:</b> “ Landlord and Tenant”</li> <li>5. Discuss <u>Tenant’s Responsibilities</u>: <b>handout:</b> “ Landlord and Tenant”</li> </ol> <p><i>Additional Points for discussion:</i></p> <ul style="list-style-type: none"> <li>* If a tenant damages the apartment beyond ordinary “<u>wear and tear</u>”, the landlord can keep the tenant’s security deposit after the tenant moves out.</li> <li>* If the tenant does not pay the rent for a certain period of time, the landlord will try to get the tenant to leave the apartment by</li> </ul>																				

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Activities – P. 2	<p>going to court and getting an <u>eviction order</u>.</p> <p><u>Note:</u> Teacher may need to explain <b>wear and tear</b> and <b>eviction order</b>.</p> <p>6. Continue with handout: “ Landlord and Tenant” reading and discussing “Security Deposits, Rent Withholding, Retaliatory Eviction, and Eviction”. Have students share experiences related to these topics.</p> <p><b>Evaluation:</b> handout – “Who Is Responsible”. Students complete in class. Review answers in class. Address areas of difficulty of the students from the test.</p>
Assessment/ Evidence	<p>Class discussion.</p> <p><b>Evaluation:</b> handout – “Who Is Responsible”</p>
Reflection	<p>Many students were unfamiliar of their tenant’s rights.</p> <p>A few students shared problems with landlords. They were afraid to tell their landlords about these problems, because they might be evicted for complaining.</p>



## LANDLORD AND TENANT

### Obligations of the Landlord

1. to keep the rented or leased property in good living conditions
2. to give tenants their privacy
3. to make sure the common areas - parking lots, stairs, halls, sidewalk, etc.- are clean and safe
4. to make sure the building meets the build and housing codes
5. to keep electrical, plumbing, heating, and ventilating equipment in good working condition
6. to provide hot and cold running water and heat at all times
7. to provide trash containers and removal if the building has four or more units
8. to give 24 hour notice to tenants if the landlord will be going into tenant's apartment, unless it is an emergency

### Obligations of the Tenant

1. to use and keep the rented or leased property clean and safe
2. to keep quiet and not disturb the neighbors
3. to pay rent in full when due
4. to thro away trash in proper containers
5. to keep plumbing fixtures clean and flowing
6. to use electrical and plumbing equipment the right way
7. to keep appliance in good working order
8. to obey housing, health and safety codes
9. to allow landlord to inspect the apartment/house for good reasons with 24 hours notice, such as, to show it to possible tenants or to fix something. In an emergency, immediate access is permitted
10. to not damage the property nor allow guests to do so

### Security Deposits

Landlords often make new tenants give a security deposit - usually one month's rent paid and held until tenant moves from the rented or leased property. The purpose of the deposit is to pay for unpaid rent and damage to the apartment/house which is caused by the tenant. Within 30 days after the tenant leaves the apartment/house, the

landlord must list every deduction from the security deposit and give the tenant the written list. This written list can be sent to the tenant's new address.

### Rent Withholding

A tenant in a building having four or more dwelling units may withhold rent from a landlord who has not done his duty or has broken any law about health or safety. To do this, the tenant must have paid all his rent to date and must give the landlord 30day notice about withholding his rent. The landlord has 30 days to fix the problem. If the problem is not fixed, the tenant may withhold rent by giving the rent money to the clerk of the municipal or county court. The court can use the money to fix the problem or to have the tenant pay less rent until the problem is fixed.

### Retaliatory Eviction

When a tenant withholds rent, a landlord cannot raise the rent, stop services, or evict the tenant. A landlord can act against a tenant if:

- tenant caused the problem which is the reason the rent is being withheld
- tenant has not paid his rent in the past months
- tenant is hold over on his rental term
- fixing the problem would be to tear down the building or to do a lot of remodeling so that the tenant would not be able to use the apartment/house

An increase in rent to cover cost of repair is allowed. If the landlord takes retaliatory action, the tenant can:

- get back his apartment/house if he has been evicted
- stop the rental agreement
- use the retaliatory action as a defense to an eviction
- get back damages or reasonable attorney fees

### Eviction

Eviction is to legally force someone to leave the apartment/house that he/she is renting from a landlord.

The landlord must give the tenant at least 3 days' notice to leave. The notice must suggest that the tenant get legal advice about his rights. The summons by the court to the tenant must say that the tenant:

- cannot be evicted unless his right to stay in the apartment/house has ended, for example term of lease is over or tenant has broken lease
- cannot be evicted for asserting his rights
- could be evicted if he stop paying rent
- has right to jury trial in eviction case
- has a right to legal help

In an eviction case the court decided who has the right to live in the rented or leased property and my decide rights and liabilities of the landlord and the tenant. For example, the court may have a government agency look at the property and report if any condition of the property is against the law. If such a condition exists and was caused by the tenant, the court may make the tenant pay the landlord for the repair of the damage. If the tenant

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did not cause the damage to the property and the court says the tenant should be allowed to live there, the court may make the landlord fix the problem. If the tenant did not cause the damage to the property and the court says the tenant cannot live there, the court may not allow the landlord to rent the property until the problem is fixed.

Name \_\_\_\_\_

Date \_\_\_\_\_

Who Is Responsible?  
Culture Clips Video on Renting  
Quiz

Write **T** for tenant and **L** for landlord in the space before the sentence.

\_\_\_\_\_ is responsible for peeling paint in your apartment.

\_\_\_\_\_ is responsible for cleaning your apartment.

\_\_\_\_\_ is responsible for safe conditions of the apartment building.

\_\_\_\_\_ is responsible for tell building owner or manager when a problem in your apartment building develops.

\_\_\_\_\_ can send a letter regarding apartment problems.

\_\_\_\_\_ can get legal help if serious problems in an apartment are not fixed.

\_\_\_\_\_ is responsible for heating and plumbing problems.

\_\_\_\_\_ is responsible for having hot/cold running water in apartment.

\_\_\_\_\_ is responsible for not disturbing tenants in the apartment building

\_\_\_\_\_ is responsible for providing outside trash containers.

Name \_\_\_\_\_

Date \_\_\_\_\_

Who Is Responsible?  
Culture Clips Video on Renting  
Quiz: **Answer Key**

Write **T** for tenant and **L** for landlord in the space before the sentence.

\_\_\_**L**\_\_\_ is responsible for peeling paint in your apartment.

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