

Arizona Landlord and Tenant Rights Checklist

Landlord Rights Checklist

Security Deposit Rights

- Collect a security deposit before move in
- Keep deposit within 1.5 month's rent limit
- Mention non refundable fees in writing
- Deduct unpaid rent or damages legally

Rent and Fee Rights

- Increase rent with proper notice
- Give 30 day notice for month to month lease increases
- Give 10 day notice for weekly lease increases
- Charge application fees
- Charge late fees for mobile homes if stated in lease

Property Access Rights

- Enter property with 2 day notice
- Access property during emergencies without notice
- Inspect or repair property when needed

Lease Enforcement Rights

- Enforce lease agreement rules
- Take legal action for lease violations
- Request tenant compliance with property rules

Eviction Rights

- Serve eviction notices legally
- File eviction lawsuit in court
- Recover unpaid rent and damages

- Request sheriff removal after court approval
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Tenant Rights Checklist

Housing and Safety Rights

- Live in safe and habitable housing
- Request repairs for unsafe conditions
- Use repair and deduct remedy if landlord fails to repair
- Stay protected from landlord harassment

Privacy and Legal Rights

- Receive notice before landlord entry
- Get protection against retaliation
- End lease early for valid legal reasons
- File complaints for discrimination

Lease and Rent Rights

- Receive proper rent increase notice
 - Get written lease copy
 - Stay protected under Arizona landlord tenant laws
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Lease Termination Checklist

Required Notices

- Week to week lease: 10 day notice
- Month to month lease: 30 day notice
- Deliver notice in person or certified mail

Valid Reasons to End Lease Early

- Unsafe housing

- Domestic violence
- Military duty
- Landlord harassment
- Lease violations
- Disability accommodation issues

Invalid Reasons to End Lease Early

- Marriage
 - Buying a house
 - Job relocation
 - Moving near family
 - Separation from partner
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Eviction Process Checklist

Step 1: Serve Eviction Notice

- 5 Day Rent Demand Notice
- 5 Day Health and Safety Violation Notice
- 10 Day Repeat Violation Notice
- Immediate Unconditional Notice to Quit

Step 2: File Court Case

- File eviction lawsuit in Superior Court or Justice Court
- Attach lease and eviction notice

Step 3: Serve Summons

- Court sends summons to tenant
- Deliver documents at least 2 court days before hearing

Step 4: Tenant Response

- Tenant files written answer
- Tenant may raise defenses or counterclaims

Step 5: Attend Court Hearing

- Bring lease and proof documents
- Judge issues decision

Step 6: Final Move Out Notice

- Court issues Writ of Restitution
- Sheriff schedules removal

Step 7: Sheriff Removal

- Sheriff removes tenant if needed
 - Landlord stores abandoned property properly
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Landlord Responsibilities Checklist

Lease and Documentation Duties

- Give signed lease copy
- Provide move in inspection form
- List utilities in lease
- Share ARLTA resource information

Property Maintenance Duties

- Keep property habitable
- Complete repairs quickly
- Maintain electrical systems
- Keep common areas clean

Deposit and Disclosure Duties

- Return deposit within 14 days
- Provide itemized deductions
- Disclose utility charges
- Disclose bedbug information
- Share owner or property manager details

Safety and Legal Duties

- Install smoke detectors
 - Avoid forceful eviction methods
 - Follow Arizona housing laws
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Tenant Responsibilities Checklist

Lease Compliance Duties

- Follow lease rules
- Respect neighbors
- Pay rent on time
- Allow landlord entry with notice

Property Care Duties

- Keep property clean and safe
- Maintain plumbing properly
- Dispose trash correctly
- Use utilities responsibly
- Report urgent repairs quickly

Usage Duties

- Use property only as residence unless approved otherwise
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Arizona Rental Law Checklist

Rent Control Rules

- Arizona has no rent control law
- Landlords can raise rent with proper notice

Fair Housing Rules

- Landlords cannot discriminate illegally
- Service animals must be allowed for disabilities

Pet Rules

- Pet policies depend on landlord rules
- No extra fees for approved service animals

Rental Agreement Rules

- Written leases are recommended
- Lease should include rent, repairs, and utility details
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