

## **PAYING RENT**

Tenants are responsible for paying rent in full and on the date of the month specified in the lease.

### **What can happen if I don't pay rent?**

Failure to pay rent is the quickest way to be evicted. The landlord will serve a notice demanding payment of rent or possession of the premises. If you fail to comply with the demand in 3 days (excluding holidays and weekends), eviction proceedings may be started.

### **Do I still have to pay rent if I agree to move out or get evicted?**

Yes. Moving out and eviction do not end your liability for rent. You are responsible for rent covering the entire time period specified in the lease.

### **Can I be evicted if I pay my portion of the rent but my roommate(s) don't pay their share?**

Usually. Most leases provide that all tenants are jointly liable for the entire rent. The landlord can evict all tenants if the rent is not paid in full. In this situation, it is possible for you to sue your roommate(s) in small claims court to collect their share of the rent and utilities. A written [roommate agreement](#) is helpful in proving your case in court.

### **Can I withhold a portion of my rent if the rental unit needs repairs?**

No. Withholding rent to get repairs completed or as reimbursement for repairs you did yourself is not acceptable.

There are circumstances where rent can be withheld but it is a complicated process and you must get legal assistance before withholding all or a portion of your rent. **Contact Student Legal Services at 319-335-3276 for more information.**

### **DISCLAIMER**

Information provided on this web site pertaining to tenant/landlord issues and procedures is general information about Iowa Tenant/Landlord Law. ([See Chapter 562A Uniform Residential Landlord and Tenant Law](#)) The information pertains to Iowa law. If you are viewing this site from another state you should be aware that this area of law may differ from state to state.

Before you take any action based on information from this site, please seek legal advice. Your questions and facts are specific to your case. Therefore, information on this site cannot substitute for legal advice from an attorney practicing in your jurisdiction. Again, you should consult an attorney before taking any legal action based on information found on this site.

[UNIVERSITY OF IOWA STUDENT LEGAL SERVICES](#)

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