



# Mold | Information for Tenants

## Preventing Problems

**Before signing a lease**, carefully inspect the residence for evidence of moisture problems: stained carpets, water stains on ceiling, or water marks around plumbing locations. Take note of musty smells.

**Run the bathroom ventilation fan after showers.**

Maintain humidity below 50% by using air conditioning or a dehumidifier to help.

**Notify your landlord early and in writing of any problems.** Work with your landlord to fix building issues.

**Make sure leaks and repairs are fixed properly.**

## Housing Code Violations

Many jurisdictions have housing, building, or property maintenance codes.

If a building has structural issues or code violations causing excess indoor moisture, inspection agencies can often times order the owner to fix the problem.

If this situation applies to you, learn more by contacting the following professionals:

- Local or county building inspector
- Local code enforcement office
- Local public health department

## Resolving Conflict

Landlords have a duty to keep the property in a reasonable state of repair and to make necessary structural repairs. Tenants have certain rights when conditions on the property materially affect health or safety of the tenant.

- **Step 1:** Contact your landlord and describe your mold concerns. In writing, document the condition in detail, including photos, date, time, who was notified, and when.
- **Step 2:** Contact your local building inspector or health department to describe the mold or moisture concern. Either authority may be able to help confirm the problem and recommend how to fix it. Local building inspectors who are familiar with local building codes can often investigate building code violations involving indoor moisture.

If a landlord fails to fix a verified mold or moisture problem, you may file a complaint with the Department of Agriculture, Trade and Consumer Protection (DATCP) by contacting the Consumer Protection Hotline at 800-422-7128.

## Other Helpful Resources

**Legal Action of Wisconsin:** Free legal services to low-income people throughout central and southern Wisconsin, related to housing law. [www.legalaction.org](http://www.legalaction.org)

**Judicare:** Nonprofit law firm dedicated to providing equal access to justice for residents throughout northern Wisconsin. [www.judicare.org](http://www.judicare.org)

