

Tenant Toolkit

COMMUNICATION—DOCUMENTATION—COOPERATION



The Utah Housing Coalition’s Tenant Toolkit is designed to promote housing stability and mutual accountability through clear, documented communication between tenants and property owners. Organized into three sections to assist you through an intricate process—

- Before You Rent;
- Being a Successful Tenant; and
- Preparing to Leave

The Toolkit guides participants through the entire leasing process, from initial applications to move-out requirements.

By explaining rights, responsibilities, and maintenance procedures, the Toolkit empowers tenants to care for their units and communicate effectively with landlords. It also provides essential guidance on managing emergencies, security deposit recovery, and legal notices. Ultimately, this resource ensures both parties are satisfied by the end of a lease, strengthening long-term outcomes for families and communities.

- What to know before you rent, the application process has seven (7) informative steps that will help you through the process from fees, where to look, how much rent can you afford (budget sheet page 7), meeting the landlord, what steps to take before signing a lease and much more.
- Being a successful tenant, explains tenant responsibilities, move-in and out checklist, notices (emergencies) with a disaster supply checklist, landlord repairs, when a landlord can enter a unit, rental assistance resources, and much more.
- Preparing to leave gives essential insight on what steps to take when you are preparing to leave a unit, giving a proper notice, what is an eviction, type of notices, how to respond to an eviction notice, abandonment of apartment, how an eviction lawsuit impacts you, getting your security deposit back and much more.



[Access the Tenant Toolkit](#)

DISCLAIMER

The contents of this Toolkit are intended for informational purposes only and should not be relied upon as legal advice. Utah Housing Coalition makes no claims, promises, or guarantees regarding the completeness or accuracy of the information provided. Nothing contained herein constitutes an endorsement or recommendation of any organization, business, product, or service. **If you need legal advice, please consult a licensed attorney.**

