

Landlord-Tenant Law: Basics

I. Landlord and Tenant Rights and Obligations

- A. Duties of landlord and tenant
- B. Case law and the Wyoming Residential Rental Property Act
- C. Physical defects on the premises: liability for injury
 - Duty to repair
 - Latent defects: Lead paint, mold, radon etc.
 - Remediation
- D. Disability Acts and accommodations: service animals
- F. Questions and answers

II. Lease Drafting, Structuring, and Negotiating

- A. Essential and remedial lease provisions,
 - Prohibited rental provisions
 - Security deposits, late fees and personal guarantees
- B. Legally screening and qualifying tenants:
 - Fair Housing, discrimination, and background checks
- C. Property management: regulatory requirements
- D. Questions and answers

III. Evictions

- A. Terminating the tenancy
 - Causes for eviction: non-payment of rent and other lease violations
 - Tenant defenses and rights
- B. Landlord actions
 1. Demands, notices, lockouts
 2. Forcible Entry and Detainer Actions/Evictions
 3. Jurisdiction and venue
 4. The writ: preparation, entry, and service
 5. The hearing, statutory defenses, and appeals

IV. Ethical Issues Relating to Tenancies

- Fair credit reporting
- Mediation

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