Teacher Answer Key

Case Study

1. Normal wear and tear is the ordinary deterioration from simply living somewhere, and the reading specifically lists faded paint and small nail holes as examples a landlord may not deduct for. A punched drywall hole is harm beyond ordinary use, which counts as damage the deposit may legitimately cover.

2. Without documentation the dispute becomes one person's word against another's, and tenants who rely on memory usually lose. Dated move-in and move-out images prove which conditions existed before Kiana ever occupied the unit, which is why the reading says tenants who photograph everything recover deposits routinely.

Multiple Choice

1. B

2. A

3. C

Matching

1-D, 2-E, 3-B, 4-A, 5-C

Fill-in-the-Blank

1) 24, 2) breaking, 3) itemized

Short Answer (Sample Responses)

Q1: The written lease controls if a dispute ever arises, so a spoken promise about a repair, a pet, or a rent amount has little value in court. Tenants are bound by what the document says rather than what they were told, which is why requests and agreements should be put in writing.

Q2: Most leases require written notice thirty or sixty days before the end date, and missing that deadline can automatically convert the tenancy to month-to-month or trigger an automatic renewal. Putting the date on a calendar at signing prevents an accidental commitment to another full term.

Q3: Remedies such as repair-and-deduct and rent withholding carry strict procedural rules and vary widely from state to state. Withholding rent without following those rules exactly can trigger an eviction, which becomes public record and makes future rentals difficult for years.