

SUMMARY OF ORDINANCE

**Appendix “B”
Tenant Duties and Responsibilities**

NOTICES

It is essential that the Tenant and the Landlord have the ability to contact one another promptly when problems in the relationship arise or when other notices under the Lease must be provided. The Landlord is required to provide the following information to the City of Williamsport and is included in this Addendum as follows:

Landlord

Name: _____

Phone: _____

Emergency number: _____

Landlord’s designated agent or manager

Name: _____

Address: _____

Phone: _____

Emergency number: _____

TENANT DUTIES.

A. General.

It shall be the duty of every Tenant and/or Occupant to comply with all obligations imposed by this Ordinance, all applicable Codes and Ordinances of the City of Williamsport and all applicable provisions of the laws of the Commonwealth of Pennsylvania.

B. Peaceful Enjoyment.

The Tenant(s) and/or Occupant(s) shall not engage in any activity and/or conduct that will disturb the peaceful enjoyment of any person living on or near the Premises. The Tenant(s) and/or Occupant(s) shall also be responsible for the conduct of any Person, Guest, or pet on the Premises with the permission of the Tenant(s) and/or Occupant(s).

C. Illegal Activities.

The Tenant(s) and/or Occupant(s) shall not engage in illegal conduct in violation of this Ordinance, the Ordinances of the City of Williamsport, the Pennsylvania Crimes Code, 18 Pa. C.S. §101, et. seq., the Pennsylvania Controlled Substance, Drug, Device, and Cosmetic Act, 35 P.S. §780.101, et. seq., or any other law of the Commonwealth of Pennsylvania or the United States of America. The Tenant(s) and/or Occupant(s) shall not permit any Person or Guest to engage in illegal conduct on the Premises.

D. Disruptive Conduct.

- (1) The Tenant or Occupant shall not engage in, nor tolerate, nor permit others on the premise to engage in Disruptive Conduct or other violations of this Ordinance.
- (2) In the event that there are citations issued to occupants and or tenants, codes violations issued pursuant to this ordinance, and/or arrest at the premises three (3) times within any one-year period, and provided the offense does not trigger the immediate Closure Options set forth in this Ordinance, the office of Code Enforcement shall be permitted to issue a notice to vacate the premises within Seventy-two (72) hours.

E. Compliance with Rental Agreement.

The Tenant or Occupant shall comply with all lawful provisions of the Rental Agreement entered into between the Owner and the Tenant and/or Occupant. Failure to comply may result in eviction of the Tenant and/or Occupant by the Owner.