

LITITZ BOROUGH RESIDENTIAL RENTAL UNIT REGULATIONS

DUTIES OF OCCUPANTS OF RESIDENTIAL RENTAL UNITS

Each Occupant of a Residential Rental Unit shall have the following duties:

1. Comply with all obligations of this Regulation and all applicable codes and Borough ordinances, as well as all federal and state laws and regulations.
2. Conduct himself/herself and require other persons, including, but not limited to, guests on the premises and within their Residential Rental Unit with their consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of the premises by others and that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by people occupying the same.
3. Not engage in, nor tolerate, nor permit others on the premises to cause damage to the Residential Rental Unit or engage in Disruptive Conduct, or other violations of this Regulation, codes, Borough ordinances, or applicable state laws.
4. Use the trash and recyclable collection services provided by the Owner/Manager.
5. Use the Residential Rental Unit for no purpose other than as a residence.
6. Maintain the Residential Rental Unit in a manner meeting all requirements for occupants of structures set forth in Ordinance No. C-523.
7. Allow the Code Enforcement Officer to inspect the Residential Rental Unit at reasonable times.
8. Not allow persons other than those identified on the Residential Rental License Application/Agreement to reside in the Residential Rental Unit.
9. Not allow the Residential Rental Unit to be occupied in a way that conflicts with the Borough Zoning Ordinance.

DISRUPTIVE CONDUCT

1. Police officers shall investigate alleged incidents of Disruptive Conduct. The police officer conducting the investigation shall complete a Report upon a finding that the reported incident constitutes Disruptive Conduct. The information filed in the Report shall include, if possible, the identity of the alleged perpetrator(s) of the Disruptive Conduct and the factual basis for the disruptive conduct described in the Report. A copy of the Report shall be given or mailed to the occupant and mailed to the Owner and, if applicable, the Manager within ten (10) working days of the occurrence of the alleged Disruptive Conduct.
2. The Occupant or the Owner and, if applicable, the Manager shall have ten (10) working days from the date of a Disruptive Conduct Report to appeal the Disruptive Conduct Report. The appeal shall be made in writing and submitted to the Code Enforcement Officer.
3. After three (3) documented Disruptive Conduct incidents by an occupant in any twelve (12) month period, the property Owner's rental license shall be revoked unless proof is provided that eviction process is started and being diligently pursued by Owner/Manager.
4. The Report shall count against all Occupants of the residential rental unit. More than one (1) Report filed against the Occupants of a Residential Rental Unit in a twenty-four (24) hour period shall count as a single Report for the purpose of Section 601.