



PROPERTY MAINTENANCE DEPARTMENT

Rent Control Board

THE CITY of EAST ORANGE

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MAYOR

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Re: Notice of Safeguards for Tenants Under the Truth in Renting Statement, §218-15 (A,B,C,D,E, and F) Requirements under N.J.S.A 46:8-43 et seq., The Truth in Renting Act; and landlords who fails to comply with requirements shall be subject to §218-20 (A) Violations and Penalties. All Owners whose tenant(s) are subject to Rent Control Conversions shall adhere to provisions under Chapter 218.

Dear Landlord and/or Agent,

TRUTH IN RENTING STATEMENT outlines responsibilities of tenants and landlords regarding lease agreements, security deposits, discrimination, safety, health and many other issues related to rental properties; pursuant to Chapter 218 of the Code of the City of East Orange entitled Rent Control and Conversion, **§218-15 Requirements under N.J.S.A 46:8-43 et seq., The Truth in Renting Act (A)** This Ordinance shall be consistent with the terms highlighted under the Truth in Renting Statement; **(B)** The Truth in Renting Act, requires the distribution of the Truth in Renting Statement to all tenants with a rental term of at least one month living in residences with more than two dwelling units (or more than three if the landlord occupies one); **(C)** Each landlord shall provide a copy of the current Truth in Rent Statement to each tenant when a lease is entered into, and shall to make available to the current statement in the building where the tenants can easily review it; **(D)** Each landlord shall keep documentation or receipts verifying distribute of Truth in Renting Statement to each new tenant; **(E)** Each landlord who does not properly distribute the Truth in Renting Statement is subject to a penalty of up to \$100.00 for each offense. Enforcement of this statue is handled through the Superior Court, Special Civil Part, and Landlord – Tenant; **(F)** Section of the county where the building is located or of the county where the defendant resides.

Duty to enforce as per **§218-20 Violations and Penalties; (A)** A willful violation of any provision of this chapter, including but not limited to the willful filing with the Rent Control Board of any material misstatement of fact, shall be punishable by a fine of not less than \$300 and not more than \$2,000 per day and imprisonment for not more than 120 days, or by both fine and imprisonment. A violation effecting more than one leasehold shall be considered a separate violation as to each leasehold. All violations of this chapter shall be prosecuted in the Municipal court of the City of East Orange upon a complaint and summons signed by either the affected tenant, his authorized agent, the Chairman of the Rent Control Board or its agent(s) or the Rent Regulation Officer.

Please be advised if a landlord owns several Rent Control properties in the City of East Orange, it is his or her responsibility to ensure that each building adhere to Rent Control and Conversion Chapter 218 City of East Orange General Code.

If you have additional questions regarding this matter, please contact the Rent Leveling Office at (973) 266-5320 or e-mail wanda.watson@eastorange-nj.gov.

Regards,
Wanda Watson
Rent Regulation Officer