Review Quiz Chapter 11 – Landlord and Tenant Relations

1. It is illegal to screen and eliminate potential tenants based on:
   (a) income levels
   (b) credit rating
   (c) past delinquent rental history
   (d) marital status

2. Lessor A leases to Lessee B, who legally subleases to Sublessee C. Which of the following is correct?
   (a) Lessor A looks to Lessee B for payment.
   (b) Lessor A looks to Sublessee C for payment.
   (c) Lessee B does not have a contract with Sublessee C.
   (d) There is only one contract in this transaction.

3. Most month-to-month rental agreements can be classified as an:
   (a) estate for years
   (b) estate from period to period
   (c) estate at will
   (d) estate at sufferance

4. A lease on agricultural land cannot exceed:
   (a) 15 years
   (b) 37 years
   (c) 51 years
   (d) 99 years

5. The maximum security deposit for an unfurnished apartment is:
   (a) one month's rent
   (b) two months' rent
   (c) three months' rent
   (d) four months' rent

6. A landlord signs a lease and the lessee takes possession but never signs the lease. Under these circumstances, the lease is:
   (a) valid
   (b) void
   (c) voidable
   (d) illegal

7. If a lessee abandons a lease prior to the expiration date, the lessor may:
   (a) leave the premises unoccupied and sue for the entire lease amount
   (b) lease the property again and collect from two sources
   (c) leave the premises unoccupied and sue for each installment as it becomes due
   (d) either (a) or (b)
8. How many units would there have to be in an apartment building to make it necessary for the owner to hire an onsite resident manager?
   (a) 20 or more units  
   (b) 18 or more units  
   (c) 16 or more units  
   (d) 14 or more units

9. Under the rental offset rules, which of the following is true? The tenant can do housing code repairs up to:
   (a) one month's rent, once per year  
   (b) two month's rent, twice per year  
   (c) one month's rent, twice per 12-month period  
   (d) one month's rent, twice per year

10. If you were to lease a mountain cabin from April 5 to April 30 of the same year, the lease would be recognized as an:
    (a) estate at will  
    (b) estate at sufferance  
    (c) estate from period to period  
    (d) estate for years