

11/14/11 – Where tenants are paying all their utilities, do you have a policy regarding how quickly they must have their utilities turned on?

They must have them turned on before they can move in.

within one week of move in date. We have the resident sign a form that states they will keep ALL utilities on, as we once had a resident who had her gas service turned off during the summer months. She claimed she didn't need it, she could cook in her microwave and take cold showers!

No policy, they are just to have their utilities on through out their tenancy.

Tenants must have the utilities on when they move into the property.

yes, the new resident has to have the utilities turned on before we give them the key to the apartment. At this time we do our move in inspection as well.

Our policy is that we will not pay any utility reimbursement until we have a copy of the first bill or proof that the utility is turned on in the tenant's name.

We have a policy that addresses new tenants and current tenants. If its a new tenant, they have to have them turned on before the move-in inspection. If its a current tenant and their utilities are disconnected for non-payment, its a lease violation and possible non renewal of their lease and they must have the utilities back on within 24 hours and they are not allowed to stay in the unit with disconnected utilities.

UPON MOVE IN

We pay the utilities.

I require proof of turn on (deposit receipt) before I give them the keys.

they must show a receipt from the utilities co. before they can move in.

Must have utilities turned on before they move in. Our policy states they cannot stay in unit without utilities turned on and if they get turned off for non-payment during residency, they have three days to get them back on or face eviction

Tenants must have utilities on the day before move-in.

They show me proof it is on

Utilities must be on before keys are issued for 2 reasons. Firstly, we can not do the move-in inspection without utilities, and secondly, we have had a few applicants "lease" the unit (usually 0 rent people) and then never get the utilities on which is a big hassle because you still have to evict if they have the keys, even though they never moved in.

In our lease it states 3 business days

Tenants cannot move into a unit until their utilities are turned on.

They must have All of their utilities on y their move in date.

24 hours after we discover they are off.

No written policy. The lease requires utiities be on at all times for unit to remain decent, safe and sanitary. Resident is responsible for paying gas bill directly to the gas company. They must have the gas on at time of lease-up and provide a receipt that gas is on in their name.

As soon as they move in, when they do not, I bill them for the utilities, send them a reminder, or finally, call the utilities to turn of the service, which would be the electricity.

they have to have them turned on to receive the keys to the apartment.

Move-In with in 5 days Disconnect for non-payment 3 days.

Our tenants only pay electricity and must have it turned on before them move in.

They have to show that they have contracted to turn them on before we give them the keys to the unit.

Yes, Utilities must be turned on when lease is signed.

They must have utilities before they get keys

At time of move in

They must provide proof they are on when they sign the lease. We verify with the utility company.

no more than 3 days

Must be turned on by move in date

Must have utilities turned on before lease can be signed

utilities must be on before lease signing or transfer

We require that the utilities be turned on before their move in date. We have a pretty strict process. Our lease also requires that they be maintained in the head of household's name.

Must be on at the time of move-in. We do paperwork AFTER utilities are connected.

They must at least have a receipt that shows that they will be turned on when they move in.

The Utilities must be turned on the day they move in.

Ours are on but must be transferred before signing lease.

24 hours