

DISORDERLY TENANT ORDINANCE

Moorhead has an ordinance that requires landlords to be responsible for the behavior that occurs in their rental property. If disorderly tenants occupy a property, the landlord can lose his or her right to rent the property for a period of time, which means existing tenants would have to move.

Why does this concern you? If the police are called to your rental unit for any of the following behaviors, the landlord will be notified and the City will begin monitoring the property for future occurrences of disorderly behavior:

- Noise, including parties
- Fighting and assaults
- Disorderly conduct
- Minors consuming alcohol or providing alcohol to minors
- Unlawful use of weapons and fireworks

If you or any of your guests participate in the above behaviors, you may be subject to arrest, citations, followed by penalties from your landlord, which might include eviction.

ARE YOU A COLLEGE STUDENT?

The Moorhead Police Department and area schools are committed to trying to change the culture of underage and binge drinking in our area. As part of this effort, the Moorhead Police Department will notify your school if you are arrested or receive a ticket for an alcohol offense. Each school has their own process for handling these situations, but be aware that receiving tickets for alcohol offenses can have a negative effect on your school experience.



**Moorhead Police
Department**
915 9th Avenue North

Non-emergency 451-7660
Administration 299-5120
Emergency 911
www.moorheadpolice.com

WHAT EVERY TENANT SHOULD KNOW

**Information for renters in
Moorhead**



HOW MANY PEOPLE CAN LIVE IN MY APARTMENT?

Depending upon the size of the apartment, the City has determined and informed your landlord of the number of tenants the property can house. This may be one, two or three, but no more than four unrelated adults. Even if the apartment is very large, the City only allows four unrelated adults to live there.

Of course, only the people listed on the lease should be living in your apartment. Your landlord should indicate in the lease how long you can host a guest in your apartment... usually one week or less. If your guest stays longer than that amount of time, the landlord may require the additional person to apply to be a tenant or evict you if you don't ask your guest to leave.

Residential neighborhoods are especially sensitive to the over occupancy of a rental property in their neighborhood. Many of Moorhead's older neighborhoods were not designed for rental property occupied by more than four tenants because there is usually inadequate

parking space available for all the vehicles owned by tenants. Therefore, vehicles end up parking over the sidewalk or on the grass, which is illegal. Neighborhoods watch carefully for evidence there are more than four unrelated individuals living in a rental property.



PARTIES, PARTIES, AND MORE PARTIES

Having a party is not illegal. The following situations could prompt a police call, however:

- **Minors drinking alcohol**
- **Noise from the party heard from 50' away** (this includes constant car door slamming and yelling back and forth when coming to or leaving from the party)
- **Guests at the party who don't behave appropriately.** There should be no urinating in public, no fighting, and trash and bottles should not be left lying around the neighborhood.

• **Intoxicated guests driving vehicles.**

• **Alcohol being sold.**

• **Fighting**

The most common complaint received by the Police Department about rental property is that the tenants party too much. Often the parties are so frequent that word gets out to the general public and the parties grow to unmanageable sizes. Many neighborhoods are adopting a "zero tolerance" approach to loud parties in the neighborhood and will contact the police immediately when the party becomes disruptive to their neighborhood.

The old concept of "it's only the college students blowing off a little steam" is no longer convincing to residents who have endured noise, litter, and public urination, for years and years.

Be aware that if a party prompts a police call, the landlord will be notified. This may jeopardize your relationship with your landlord and put a black mark on your rental history making it difficult to rent again.