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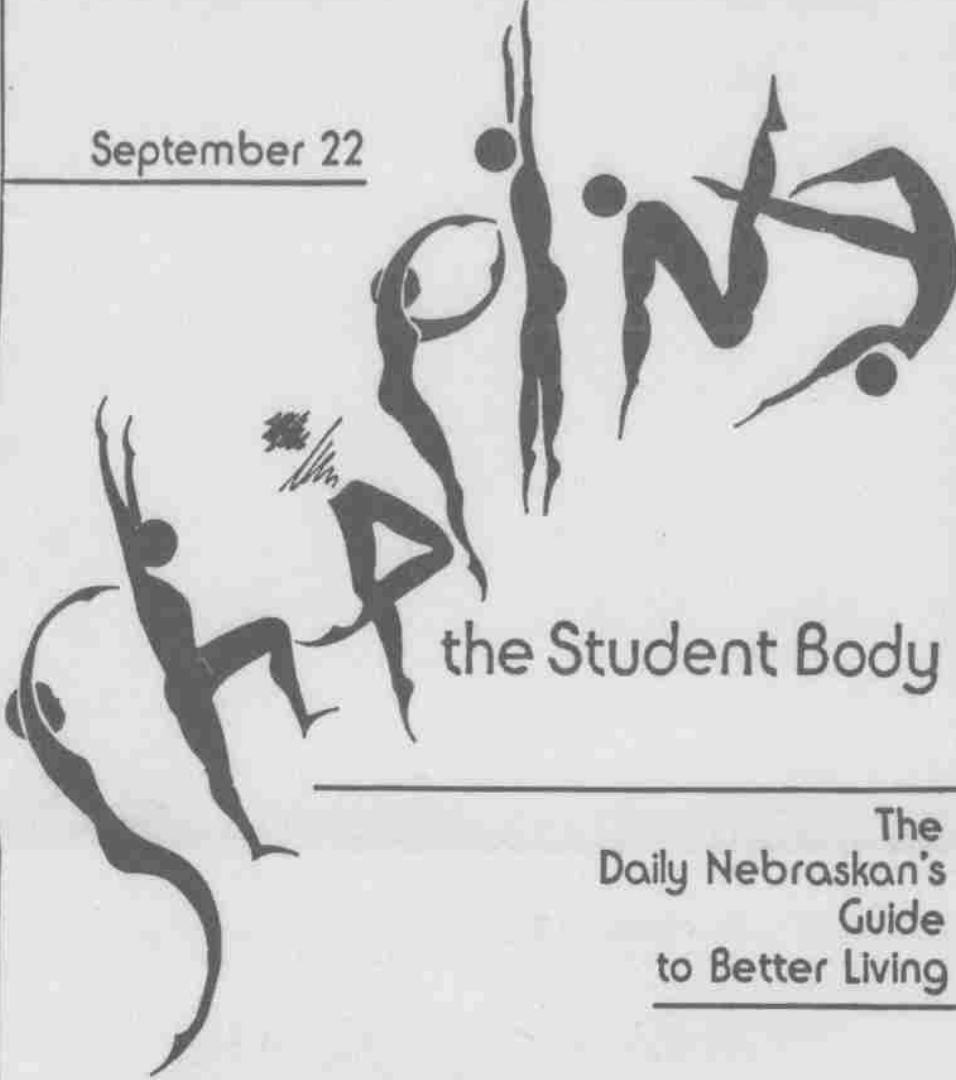
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September 22



A P I N G

the Student Body

The  
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# Phi Psi 500

Thursday, October 9 - Sunday, October 12  
UNL's "Most Unique" Sporting Event!

**Schedule of Events:**

- ★ Thursday, October 9th. . . Bar Night (8:00 p.m.-Close)
- ★ Sunday, October 12th. . . Parade 11:00-12 Noon  
Tricycle Race 12:15 p.m.  
(both events on "S" Street)

Shirts and raffle tickets available at Phi Psi "500" booth,  
City Union (thru Friday, October 10)

Raffle prizes include. . . .

1. 19" Color TV
2. Mountain Bike
3. Portable Stereo ("boombox")
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**810 "H"**

2 bedroom available immediately No children/pets Beth Emerson/Daily Nebraskan

## Landlord-tenant problems?

UNL's student legal service provides help if you need it

By Cindi Vavra  
Staff Reporter

Many UNL students find themselves struggling to cooperate with their landlords to keep their apartments in safe, working order.

Shelley Stall, director of Student Legal Services at UNL, said there are ways to deal with landlords that will encourage fast action on the landlord's part.

Stall cited common problems that many students have with their apartments, such as broken appliances, lack of hot water, lack of heat and flooding.

Stall said that landlords are required under the Residential Landlord and Tenant Act to supply heat, water, hot water or essential services.

If the landlord fails to comply with these legal obligations, the tenant should begin phoning and writing the landlord. Stall said tenants should keep records of their phone calls and copies of their letters as proof that the request for these services has been made.

Stall said that if the landlord "deliberately or negligently fails to supply hot or cold running water, heat or other essential services" the tenant could call a professional to fix the problem.

Stall said that the landlord should be given written notice if this is done, and arrangements should be made for reimbursement.

Any agreements pertaining to the lease, Stall said, always should be put in writing because oral agreements usually do not pertain to the lease.

Tenants can sometimes negotiate with a landlord to change aspects of the apartment the tenant finds disagreeable, Stall said. For example, if a tenant wants to paint a room, the landlord may agree to supply paint if the tenant does the work.

Stall said that tenants must remember that alterations cannot be made without the landlord's permission.

For more information about leases and problems with landlords, Stall said, Student Legal Services office provides, at no charge, the "Student Legal Services Handbook" and copies of the Residential Landlord and Tenant Act.

Students also may contact one of the two attorneys at the Student Legal Services office at 472-3340 or the Housing Code Office at 471-7785.

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