



Landlord, Tenant And Utilities

Dear Dave: Our tenants have fallen behind on rent and we are giving them notice. Are we liable for Electric and Gas bills if they have not paid them?

Answer: The person responsible for utilities is the person who signed up for them and to whom the credit was granted by the Utility Company.

In other words, if your tenant arranged an account with Chugach Electric and Enstar in their name exclusively, you as the owner are not liable.

It would be different if utilities were arranged by landlord AND tenant. Then your name would be on the account and you would share liability.

Both Enstar and Chugach Electric do offer an additional service (apply online or by telephone) so that you as owner are notified if your tenant is falling behind.

The advantage of this notice is to prevent a "Shut-Off" of electric or gas from the property without your knowledge which could be very serious, especially in the winter.

GCI also holds the tenant responsible, not the landlord, for services requested by the tenant, but do not offer a 'notification' service to landlords because it is not a critical utility if they were obliged to shut it off for non-payment.

It definitely pays to keep an eye on all utilities

associated with your property and not leave it to the tenants. If they are not paying the rent, it is highly probable that they are not paying the utilities either.

Dave

Windsor

A handwritten flourish or signature mark consisting of a long, sweeping curve that starts under the 'Windsor' signature and extends to the right.

