



Landlord-Tenant Law

Course Learning Outcomes

At the completion of this course, students will be able to:

- Describe various types of leasehold estates and distinguish between them;
- Identify the important differences between commercial and residential properties and the distinctions between the rights and responsibilities that go along with owning, leasing and licensing real property interests;
- Describe the legal duties of both the landlord and tenant;
- Analyze and apply the remedies a tenant or landlord may have if the other party is in breach of their lease agreement;
- Apply the rules of assignments and subleases and determine the responsibilities remaining after such transactions.

Final Exam

Grades and credit recommendations are based solely on a final exam. When students are ready to take the final exam, they should register for a LawShelf account (or simply log in, for those with existing accounts). Go to the video-course page and click “Take the Final Exam” and pay the exam fee, where applicable. Students will be given instructions on how to take the exam. All exams are proctored by the Voice Proctor® proctoring system. An overview of the system is [provided here](#) and it requires no training or learning curve. Grades of 70% or above are considered passing grades and qualify for recommended transfer credit.

The final exam is based on the video course modules. Additional resources detailed in this syllabus are helpful for background and for building greater understanding of the course materials. Inquiries can be made through the LawShelf Contact form on our website by clicking the “email us” button that appears at the bottom of most LawShelf pages. Transcripts can be ordered via Parchment, as detailed on our website.

Case Studies

Many LawShelf video courses include case studies. These do not necessarily teach new material but are meant to demonstrate how the materials covered in the course are applied by various courts. Concepts covered in the case studies are covered on the final exam, so make sure to watch the case studies before taking the exam. However, it is unnecessary to memorize the facts and details of the cases covered in these case studies.

Self-Quizzes

Video-course modules and case studies feature self-quizzes that consist of practice questions on the materials covered in the videos. These questions are presented for the benefit of the student and are **important to review before taking the final exam** because they are similar in style and substance to the questions on the final exam. These quizzes are not graded or monitored and there is no record of how students answer these questions. Students may answer these questions as many times as they like and are encouraged to keep re-taking the quizzes until they have mastered all the questions.

Study Guide

Introductory Videos

These videos provide background to help students better understand the main parts of the course, which are the video-course modules below.

Real Property Ownership: The Estate System and Future Interests

<https://lawshelf.com/shortvideoscontentview/the-estate-system>

Common Real Estate Contract Provisions – Part 1

<https://lawshelf.com/shortvideoscontentview/common-real-estate-contract-provisions-part-1/>

Common Real Estate Contract Provisions – Part 2

<https://lawshelf.com/shortvideoscontentview/common-real-estate-contract-provisions-part-2/>

Courseware Readings

These courseware readings provide background to help students better understand the main parts of the course, which are the video-course modules below.

Read the following sections of “Foundations of Law” courseware:

<https://lawshelf.com/coursewareview>

The following chapters under Real Property:

Concurrent Ownership of Real Property

Introduction to Concurrent Ownership

Tenancy in Common

Joint Tenancy

Tenancy by the Entirety

Community Property

Rights and Duties of Co-Tenants

Landlord-Tenant Law
The Leaseholds
Duties of the Landlord
Duties of the Tenant
Landlord's Tort Liability
Assignments and Sub-Leases

Video Course Modules

These videos constitute the main part of the course and are they sources of the questions on the final exam.

Landlord-Tenant Law Course Overview

<https://lawshelf.com/videocoursescontentview/landlord-tenant-law>

Leases and Tenancies - Module 1 of 5

<https://lawshelf.com/videocoursesmoduleview/leases-and-tenancies-module-1-of-5->

Duties of the Landlord - Module 2 of 5

<https://lawshelf.com/videocoursesmoduleview/duties-of-the-landlordmodule-2->

Tenant's Remedies - Module 3 of 5

<https://lawshelf.com/videocoursesmoduleview/tenants-remedies-module-3-of-5/>

Tenant's Duties - Module 4 of 5

<https://lawshelf.com/videocoursesmoduleview/tenants-duties-module-4-of-5>

Rights and Remedies of a Landlord - Module 5 of 5

<https://lawshelf.com/videocoursesmoduleview/rights-and-remedies-of-a-landlord-module-5-of-5/>

Supplemental Suggested Readings

These materials enable students to achieve a deeper understanding of the course materials and in applying the course to real-life situations.

Commercial Leases 101 Legal Toolkit, Harvard University

<https://clinics.law.harvard.edu/tlc/files/2015/05/Commercial-Leases-101-Legal-Toolkit.pdf>

Subleases and Assignments by Tenants, JUSTIA

<https://www.justia.com/real-estate/landlord-tenant/information-for-tenants/subleases-and-assignments/>

Making a Business of "Residential Use": The Short-Term-Rental Dilemma in Common-Interest Communities, Emory Law Journal

<https://scholarlycommons.law.emory.edu/elj/vol68/iss4/3/>