
Handout B

Landlords and Renter's Insurance

If an innocent person is hurt on a property, he/she could sue the person leasing the property (renter) and the owner of the property (landlord). Because of this, landlords may require tenants to purchase renter's insurance. Sometimes liability responsibilities are even outlined in the rental agreement.

Imagine that you are the landlord of a small shopping center. The following businesses rent space from you:

- Hair salon
- Dry cleaners
- Ice cream shop
- Video game store

With a partner, consider the potential risks that each of these businesses could present.

First, make a list of the things each of these businesses should be responsible for doing in order to reduce the risk of someone getting hurt on your property.

Then, explain what topics you would like to see addressed in your renter's insurance—such as equipment and supplies that should be covered, or how customers are covered if they get hurt on your property.

