

Hibbing Public Utilities  
Policy Number: CUST042leasedprop  
Date: November 24, 2015

**Subject: PROPERTY OWNERS, TENANTS, AND LEASED  
PROPERTY UTILITY CHARGES**

In the case of property leased/rented to a tenant, the property owner is responsible for the payment of all utility charges incurred by the tenant, if the property owner chooses to have the utilities remain in their name.

If the HPUC believes that a property owner, or tenant benefitted from a utility service while the account is under another's name, the HPUC can hold the account holder responsible for any prior bad debt incurred by the person(s) in the residence, according to the Minnesota PUC guidelines. If the consumer disputes this, the HPUC can place the burden of proof on the customer to prove that they didn't benefit from the utility service. Items of proof include, but are not limited to a rental agreement for another location, a utility bill from another provider, etc.

November 24, 2015  
Adopted by Commission Action