





3 TYPES OF TENANCIES

Lease

Periodic

Tenancy at Will



WRITTEN TERMINATION NOTICE

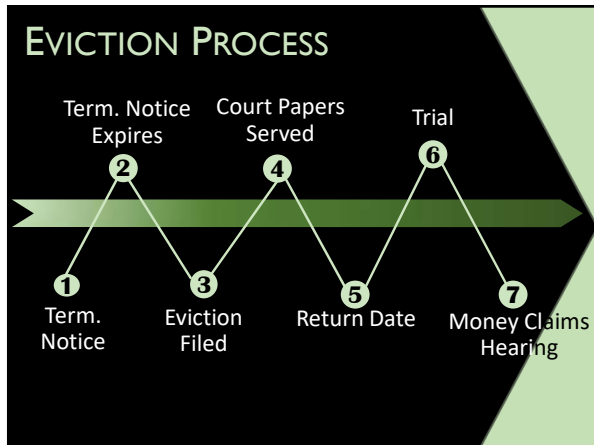
Timing	Reason Given	Right to Cure
5 day	Breach	Yes, 5 days
28 days	None	No
14 days	Breach	No
5 days	Criminal Activity	No

RIGHT TO CURE

Problem	How to Cure
Unpaid Rent	Pay Rent (check, MO) Repayment Agreement?
Hoarding	Start to Clean, Remove Clutter
Loud Party	Note to Landlord
Unauthorized Guests	Remove Guest Add Guest to Lease

TERMINATION NOTICE
TAKEAWAY:

It's Complicated!



EMERGENCY ASSISTANCE
state aid to prevent child homelessness

Eligibility

- ✓Eviction for nonpayment
- ✓Minor child
- ✓Economic emergency

EMERGENCY ASSISTANCE

Process

- ✓ Apply
- ✓ Show Application to Court
- ✓ Send to Current or Future LL





HOUSING CONDITIONS

Landlord Duty to Make Repairs
Landlord Duty to Disclose

LANDLORD DUTY TO MAKE REPAIRS

Structural
City Housing Inspector

Environmental
County Health Department

"Uninhabitable"
"Untenantable"



LANDLORD MUST DISCLOSE

Known, uncorrected code violations

Serious problems with
plumbing, heating, electric, structure, etc.

LANDLORD MUST **NOT** MISREPRESENT

Characteristics of unit

Rent, charges tenant pays



RENT ABATEMENT

When tenant
deprived of **full,**
normal use of
premises

Health & Safety

HOW TO ABATE

- ✓ 1-2 Written Requests for Repair
- ✓ Documentation/Inspection Report
- ✓ Check with attorney
- ✓ Notice of Abatement
- ✓ Abate only statutory percentage-not 100 %
- ✓ Return abated amount
- ✓ RISK

SECURITY DEPOSIT:
EVERYONE GETS IT ALL
BACK IN **21 DAYS*!**

*UNLESS THERE'S DAMAGE
OR UNPAID RENT.*

GET SMART ABOUT SECURITY DEPOSITS

Fill out a Move-In Sheet ! PLEASE
Return the Key
Take Pictures
Walk-Through with Manager

III. SPECIAL CONSIDERATIONS

Domestic Violence
Retaliation

DOMESTIC VIOLENCE

Cannot evict victim
of abuse by
uninvited guest

DOMESTIC VIOLENCE: OTHER PROTECTIONS FOR VICTIMS



Lease Break Lock Change Evict Abuser Notice of Rights No Retaliate

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WHAT IS RETALIATION?



- Terminate a Tenancy
- Increase Rent
- Refuse to Renew Lease
- Self-Help Eviction

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WHEN IS A TENANT PROTECTED?

Reporting a housing code violation

Complaining to the landlord about a code problem

Exercising a legal right of residential tenancy

EXCEPTION if rent not paid



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