

AS A TENANT, WHAT YOU NEED TO KNOW...

ABOUT ILLEGAL LOCKOUTS



Lockouts are illegal

The Landlord CANNOT lock you out, turn off your water, turn off your electric or otherwise prevent access to your home. ONLY the court can force you to move out and that can only happen after a lawsuit is filed in court.



You Can Defend an Eviction

If your Landlord brings a lawsuit to evict you, you have the right to defend yourself with or without an attorney.

In the event of an emergency where your landlord has terminated a utility service or locked you out, you could sue for an emergency injunction, call 311/911, or contact a legal services provider for immediate assistance.



Termination of a Utility is a lockout

The termination of any utility or the prevention of access to your dwelling is AGAINST THE LAW. If this occurs, the landlord could be responsible for 3 times the rent for each violation, or actual and consequential damages whichever is greater, plus attorney fees and costs. The court can also order the landlord to restore the tenant's access to the unit.

This information is provided to you by:



For more information visit www.legalservicesmiami.org

AS A LANDLORD, WHAT YOU NEED TO KNOW...

ABOUT ILLEGAL LOCKOUTS



Lockouts are illegal

As a landlord you cannot prevent the tenant from gaining reasonable access to the unit by any means, including changing the locks.



Legally Regain Possession of a Rental Unit

The landlord can get possession of the rented unit if:

1. The tenant allows the Landlord to take possession of the unit by moving out.
2. The Landlord files an eviction lawsuit with the Court and the Judge has ordered the tenant to move out of your unit.

If you violate these rules you can be liable for 3 times the rent for each violation, or actual and consequential damages whichever is greater, plus attorney fees and costs.



It is Illegal to Shut Off a Utility

As a landlord you cannot DIRECTLY OR INDIRECTLY terminate or interrupt any utility services furnished to the tenant, including, but not limited to, water, air conditioning, lights, electricity, gas, elevator, garbage collection, or refrigeration.

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