

# KNOW YOUR RIGHTS AS A TENANT

## PROHIBITED LANDLORD PRACTICES

### What Your Landlord CANNOT Do:



- Terminate or interrupt any of your utilities, such as water, heat, light, electricity, gas, elevator, garbage collection, air conditioning.
- Prevent you from accessing your home by changing the locks without your permission.

### Your Landlord MUST Use the Court Process To Evict You



In Florida, you are required to move out only after the police put papers called a Writ of Possession on your door. Once the Writ is posted you could be evicted after 24 hours have passed. This can only happen after the landlord has gone through the entire eviction process.

### What You Have the Right To Do



If your landlord has cut off any of your utilities, you can contact the utility company to see if they can help you restore your service. Ask if the account can be placed under your name to avoid future problems.

You can sue your Landlord in small claims court. You may be able to get 3 times the monthly rent for each violation. You can also seek an injunction which would force the landlord to turn the utilities back on or return you to the home.

You can call the police. While they cannot arrest the landlord, they may try to help by asking the Landlord to let you back in the unit or turn the utilities back on.

**Visit Legal Services of Greater Miami's website to access additional information on "What to Do if Your Landlord Locks You Out or Shuts Off Your Utilities."**

For additional resources on your rights visit [legalservicesmiami.org](http://legalservicesmiami.org) or [MiamiDade.gov](http://MiamiDade.gov).