

Legal Terms Every Renter Should Know.

Abandonment – The renter takes their belongings and leaves the property for at least two weeks.

Complaint – A formal document filed with the court, claiming that there has been a lease violation.

Constable – A peace officer who has the power to carry out an eviction and remove someone from their rental unit.

Default Judgment – A default judgment occurs when the court automatically rules against a party during an eviction hearing because that party did not show up to the hearing.

Eviction – Legal process where the landlord gets a court judgment to remove the renter from the rental unit.

Notice – A “heads up” that a landlord is planning to do something that will affect the renter’s rights or obligations.

Remedy – Is the means by which a person who has been wronged can seek justice and be compensated for the harm they have suffered.

Renewal – Option for the renter and the landlord to extend the current lease past its scheduled end date.

Security Deposit – Refundable money the landlord keeps until the end of the lease to guarantee you do what the lease says you must do.

Summons – After a complaint is filed, a court will issue a summons, which is a legal document that tells you that someone has filed a court case that affects your rights. For eviction, this means you will have to appear in court for an eviction proceeding.

Term of Lease – The length of time of your lease.

Termination Date of Lease – Date your lease ends.

Warranty of Habitability – A landlord’s obligation to complete repairs and do whatever is necessary to provide a clean and safe rental. This includes providing things like removal of garbage and maintaining plumbing.

Writ of Restitution – The court order that allows the landlord to have a constable or sheriff physically remove the tenant(s) from the property after an eviction judgment has been ordered by the court.