

M.A.P.P.

Mobile Home Asset and Property Protection - <https://www.stepuptojustice.org/mapp-project>

Welcome!

Part I:



**BEFORE YOU
RENT**



**DURING YOUR
LEASE**



**AZ RELOCATION
FUND**

*****Note: you will see numbered references on some of the slides, those numbers tell you where to find information in the Mobile Home Parks Landlord & Tenant Act**

How do I
know if the
MHPA applies
to me?

- Do you own your mobile home?
- Are you renting the land under your mobile home?
- Is it at least 8' wide x 30 ' long
- Does the park you live in have at least three other spaces (or four including yours)?
- Was your home built before June 15, 1976?

- Landlords cannot refuse to rent to you based on the following:

- Race
- Color
- Disability
- National origin
- Sex
- Religion
- Family status

***if you feel you have been discriminated against based on one of the above, please see your handouts for helpful resources

**Know before
you rent:**

You have the
right to be free
from
discrimination

Mobile homes are hard to resell and can cost several thousand dollars to move

If you cannot move your mobile home, your landlord may be able to get the title through the abandonment process

Know before you rent:

Risks of Renting the Land Beneath Your Mobile Home

What does it mean to have liens on your home?

If you are thinking about a rent to own agreement, make sure you talk to a lawyer first

Names and addresses of park manager and owner

Duration of lease and amount of rent

Rent amount and security deposit

Utilities: included in rent or charged separately?

Requirements that improvements be made to the home

Park rules and regulations

***keep a copy of all documents given to you by your landlord

Know Before you Rent:

What to look for in your lease

**During your
lease:**

Know Your Rights

(Ariz. Rev. Stat. Ann. § 33-1434)

You have a right to a safe, clean, and maintained park

Your landlord must:

- provide waste removal services
- maintain all common areas in good working order
- provide reasonable notice when there is a planned interruption in utilities

Your landlord cannot raise your rent during the lease term

During your lease:

Know that you have a right to be free from retaliation

(Ariz. Rev. Stat. Ann. § 33-1491)

Your landlord may not punish you for speaking up. This includes:

- Complaining to a gov. agency about code violations
- Complaining to your landlord about violations
- Joining a tenant's union
- Filing a complaint against the landlord in court
 - Ex: repeated utility shut offs

If you believe your landlord has retaliated against you, contact a lawyer for assistance

During your lease:

What can I do if my landlord doesn't do what they're supposed to?

(Ariz. Rev. Stat. Ann. § 33-1471)

General violation of the lease

notice that the lease will end in 30 days if the problem is not fixed in 14 days

Ex: failure to address a rowdy and disruptive neighbor

Violation affecting health and safety

notice that the lease will end in 20 days if the problem is not fixed in 10 days

Ex: failure to address a sewage backup

During your lease:

What can I do if my landlord doesn't do what they're supposed to? (cont.)

(Ariz. Rev. Stat. Ann. § 33-1471)

Make sure to give your landlord written notice that lists their exact actions or inactions

Self help: you can hire someone to fix the problem and deduct it from your rent

- Some extra steps – consider asking a lawyer for advice, SU2J may be able to help

Your lease will not end if:

- Your landlord fixes the problem in time, or
- You caused the problem in the first place

During your lease:

Know Your Obligations

(Ariz. Rev. Stat. Ann. § 33-1451)

Your lease is a contract

Keep your space clean and safe

Be a good neighbor

Follow the park rules and regulations

Provide 30 days notice if you do not plan to renew

AZ Relocation Fund



Several events may qualify you for the AZ Relocation Fund:

Park closure or redevelopment:
180-day notice

Rent increase: 90-day notice

Change in community Use: 60-day
notice

Required rehabilitation of pre-
HUD homes



If you are moving because of an eviction, you will not be eligible for these funds

Takeaways

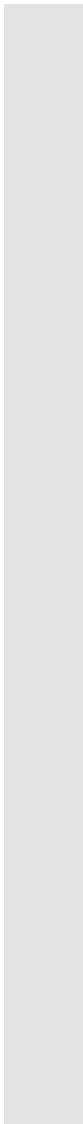
1. Your lease is a **contract** – you will be legally bound by it!
2. Being a tenant is a **responsibility**
3. You have a **right** to fair and safe housing

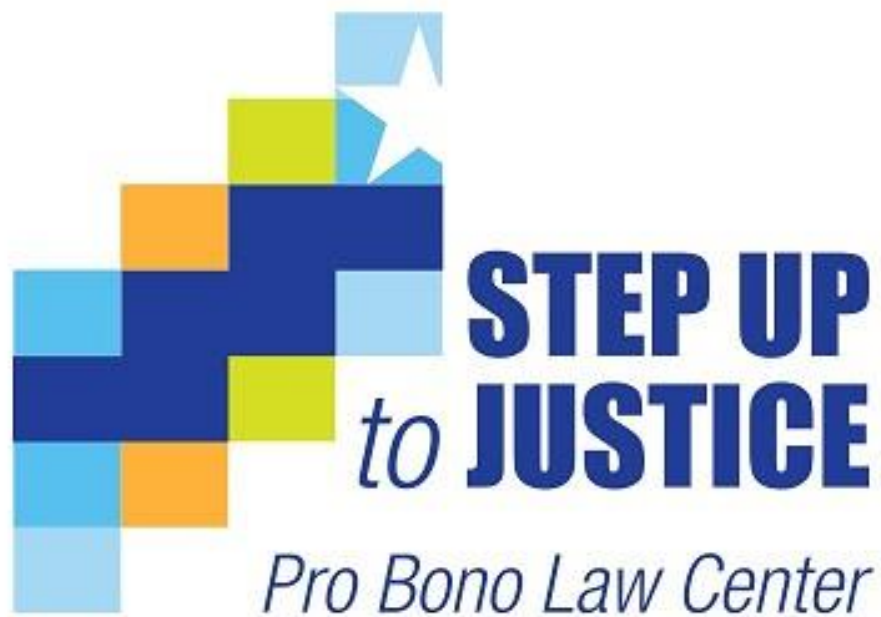
SU2J's Services and How to Access Them

- All services are provided free of charge
- Anyone in need of legal assistance can apply to see if they are qualified to receive SU2J's services
- If you would like advice from an attorney, you can apply at: <http://www.stepuptojustice.org/apply-for-help>
- Supplemental guides are available for download at <https://www.stepuptojustice.org/mapp-project>

Thank you







M.A.P.P.

Mobile Home Asset and Property Protection - <https://www.stepuptojustice.org/mapp-project>



Part 2

Eviction – how to stay in your home

SU2J's services and how to access them

- Your landlord may not end or refuse to renew your lease without specific reasons, or good cause. Good cause includes:
 - Failure to do what you agreed to in the lease
 - Failure to pay rent
 - Change in use of land
 - ex: age restricted community
 - Engaging in criminal activity
- They must also list specific dates and details of any lease violations

Eviction:

Know How to Avoid It

(Ariz. Rev. Stat. Ann. § 33-1476)

Eviction:

Know How It Works

(Ariz. Rev. Stat. Ann. § 33-1412(B))

- It is not enough for your landlord to have good cause; they must also give you proper notice
- General noncompliance: notice that the lease will end in 30 days if the problem is not fixed in 14 days
- Violations of your lease that affect health and safety: notice that the lease will end in 20 days if the problem is not fixed in 10 days
- Criminal activity in your home: immediate
- What is service of process?
 1. Personal delivery (notice is received immediately), or
 2. Via certified mail (notice is received 5 days after deposit in the mail)

- If your landlord is threatening eviction because you did not pay rent, they must give a 7-day notice
- What can you do?
 - Be proactive
 - Keep a copy of all communication
 - Propose a payment plan
 - Reach out to an attorney for advice. SU2J may be able to help

Eviction:

**Know How to
Avoid It, cont.**



Things move very quickly
& it's important to reach
out for legal advice
immediately



You will receive a
summons: via mail,
personal service, or
posted to your door



Your court date will be **3-6 days**
from the time you
receive the summons



It is **crucial** that you
attend your eviction
hearing

Eviction: Hearings



Appeal:

How do I get another judge to review the eviction decision?

You have **5 days** to appeal

IMPORTANT: if you do not appear in court for your hearing, you cannot appeal a judgment against you

Reach out for legal assistance right away

Involves filing a notice of appeal and you may have to pay large sum of money

If you want to stay in your home, you must pay rent each month the appeal is undecided

1. Keep **written** proof of all communication with your landlord
2. The eviction process moves very quickly, make sure you reach out for legal assistance **right away**
3. It is **very important** that you attend your eviction hearing

Takeaways

SU2J's Services and How to Access Them

- All services are provided free of charge
- Anyone in need of legal assistance can apply to see if they are qualified to receive SU2J's services
- If you would like advice from an attorney, you can apply at: <http://www.stepuptojustice.org/apply-for-help>
- Supplemental guides are available for download at <https://www.stepuptojustice.org/mapp-project>

Thank you

