

So you got a 21/30 notice

If you get a letter from your landlord complaining about some kind of behavior such as having an unauthorized pet, making too much noise, not taking care of the yard or bothering a neighbor AND it says that you have 21 days to fix the problem or the lease will terminate in 30 days, it is a 21/30.

This is warning. It is not an eviction but it could lead to that.

WHAT DOES IT MEAN?

This is serious and could lead to you being evicted and still owing rent for the rest of the lease. It means the landlord believes that you have breached the lease and is ready to put you out, if things don't change.

WHAT SHOULD YOU DO?

You should write a response to the landlord. Writing is better than calling because it makes a record.

If you believe the charges or allegations are false, you should say that in a simple letter and keep a copy.

If the charges are true, you should stop doing what was causing the problem and tell the landlord how and when you are going to do that.

SAMPLE LETTERS:

Dear Landlord,

You sent me a 21/30 on April 5, 2011 saying that I am keeping a dog in the apartment, which is not allowed under the lease. I have been keeping my sister's dog, Fluffy, while she is in the hospital. The dog will be gone next Friday. Thank you.

Or Dear Landlord,

You sent me a 21/30 saying that on April 5th I got into a verbal fight with my neighbor, which is a violation of the lease. This is not true. On that afternoon two of my neighbors had a fight out by the Sidewalk. I only stepped out on my porch to see what was going on. I did not say anything or get involved. I just stood there for a minute and went back inside. Thank you.

IF YOU LATER GET AN EVICTION NOTICE, CALL US FOR AN APPOINTMENT.