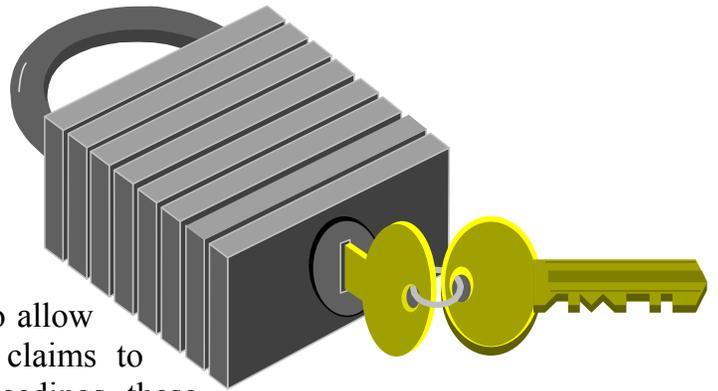


Illegal Landlord Self-Help

Even though your landlord owns the property you are renting, he does not have the right to do whatever he wants to recover possession of the property. Your landlord must comply with the Uniform Residential Landlord Tenant Act (URLTA) and give you appropriate notice (see *Termination of Tenancy* for more information). If your landlord does attempt to make you move using illegal methods, you may be entitled to recover up to 1-1/2 times your actual damages. Your landlord cannot do the following things in an attempt to make you move:

- ◆ Shut of utility service
- ◆ Change the locks
- ◆ Take your personal property
- ◆ Take possession of the property by force, without a court hearing



Even if your rental agreement claims to allow your landlord to do these things or claims to waive right to notice and eviction proceedings, these actions are still illegal. You cannot agree to give up rights that are given to you by URLTA for your protection.

It is also illegal for your landlord to threaten to take legal action that is outside of the actions provided by law. This includes charging or threatening to charge you with criminal trespass in order to remove you from the property without a hearing. If this happens, you should contact an attorney immediately to discuss ways to protect yourself.

Your landlord is also prohibited from retaliating against you because you:

- ◆ Complained to or about him not performing his responsibilities under the law
- ◆ Exercised your rights as a tenant under URLTA
- ◆ Organized/joined a tenant union

Unlawful retaliatory actions include:

- ◆ Raising the rent
- ◆ Decreasing services (like cutting off utilities)
- ◆ Starting or threatening to start an eviction action