

What to do if your landlord gives you an abandonment notice:

What is an abandonment notice?

An “abandonment notice” is a notice saying that you have abandoned your home and do not live there anymore. Your landlord can give you an abandonment notice if you have been gone from your home for more than seven days without notifying him.

What happens if I receive an abandonment notice?

If you do not contact your landlord in writing within seven days of getting the abandonment notice, the law allows the landlord to act as if you have abandoned your home and the landlord can end your lease without sending you any other notice.

If the landlord sends you an abandonment notice and you don’t send him something **in writing** telling him that you still live there, your landlord may try to use self-help to evict you.

What should I do if I receive an abandonment notice?

Within seven days, give your landlord a written notice stating *“I have not abandoned this property. I tended to remain in occupancy.”*

If your landlord tries to self-help evict you, you can still file a case against your landlord to try to stop the self-help eviction (called an “unlawful exclusion” case). It will be harder for you to win the case because the landlord will claim that you abandoned your home. You will need to show your court evidence that you clearly still live in the property.

For free information and legal advice from an attorney about your case, call the Eviction Legal Helpline (833-NoEvict) or your legal aid office (866-LEGLAID).