

RENTER'S RIGHTS: WHAT TENANTS NEED TO KNOW IF THEY CAN'T PAY RENT

WHAT SHOULD I DO IF I CAN'T PAY MY RENT ?

- Talk to the landlord and explain your situation. Try to work out a payment plan before the landlord gives you a 3-day notice or takes you to court. Put it in writing!
- Apply for rental help as soon as possible: Call 311 and ask about city rental assistance and contact one of the local organizations listed at: www.nmevictionprevention.com

WHAT STEPS DOES THE LANDLORD HAVE TO TAKE TO EVICT ME?

- A landlord must give you a 3, 7 or 30-day notice with the reasons for terminating the lease before the landlord can go to court to evict you.
- There has to be a court hearing and an order for eviction from the judge.
- But, you can agree to move out voluntarily. You may still owe the rent money to the landlord even if you move out. Decide what is best for you.

KNOW YOUR RIGHTS:

- **You cannot be legally evicted without a court order.**
- It is illegal for a landlord to force you out without a court order by:
 - Changing the locks
 - Disconnecting electricity, water or gas
 - Being violent
 - Threatening to do these things

WHAT STEPS CAN I TAKE TO PREVENT AN EVICTION?

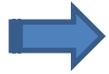
- **Apply for rental assistance as soon as possible if rent money is the issue.**
- **Go to court for the hearing.** During the pandemic some hearings may be over the phone. Missing a hearing could mean you will be evicted and lose your home.
- If your landlord files in court to evict you, you can go to court and ask for mediation, for more time to pay, or dispute the other reasons given by the landlord for the eviction.
- **Talk to an attorney when you know you may face eviction:**

GET LEGAL HELP:

NEW MEXICO LEGAL AID: 833-545-4357
SENIOR CITIZEN'S LAW OFFICE: 505-265-2300



Repairs or Maintenance Problems?



Call 311 to file a complaint with City Code Enforcement.

Albuquerque Housing Code requires landlords to keep rentals safe and habitable for tenants.

What's covered in the Housing Code?

- Rentals must have heat to keep all rooms at least 68 degrees in winter
- Safe electrical wiring
- Hot water of at least 110 degrees and cold water
- Working toilet and a tub or shower
- Insect or rodent infestations
- Sufficient windows and ventilation
- A lot of other stuff too

To file a complaint, call 311 or use the 311 app/website.

Find the Albuquerque Housing Code online in the Albuquerque Code of Ordinances section 14-3-1-1.