

# AS A LANDLORD, WHAT YOU NEED TO KNOW...

## ABOUT ILLEGAL LOCKOUTS



### **Lockouts are illegal**

As a landlord you cannot prevent the tenant from gaining reasonable access to the unit by any means, including changing the locks.



### **Legally Regain Possession of a Rental Unit**

The landlord can get possession of the rented unit if:

1. The tenant allows the Landlord to take possession of the unit by moving out.
2. The Landlord files an eviction lawsuit with the Court and the Judge has ordered the tenant to move out of your unit.

If you violate these rules you can be liable for 3 times the rent for each violation, or actual and consequential damages whichever is greater, plus attorney fees and costs.



### **It is Illegal to Shut Off a Utility**

As a landlord you cannot DIRECTLY OR INDIRECTLY terminate or interrupt any utility services furnished to the tenant, including, but not limited to, water, air conditioning, lights, electricity, gas, elevator, garbage collection, or refrigeration.

**This information is provided to you by:**



For more information visit [www.legalservicesmiami.org](http://www.legalservicesmiami.org)

