



## **EVICCTIONS**

### **including Lockouts and Utility Shutoffs**

Every tenant has the legal right to remain in their rental housing unless and until the landlord follows the legal process for eviction.

Generally speaking, the Virginia Residential Landlord Tenant Act, or VRLTA, applies to residential tenancies unless the landlord is eligible to opt out, and states this in a written lease. The VRLTA also applies to stays in hotels, motels, or boarding houses if the tenant has been renting for more than 90 days or has a written lease for more than 90 days. Even if your rental is not covered by the VRLTA, there may be other state laws that apply to your situation. If you do not know which law applies, you should seek advice from an attorney.

#### **What type of notice does a landlord have to give to evict?**

No matter what the reason, a landlord must give you a written notice in order to evict.

**THIS INFORMATION IS NOT LEGAL ADVICE**

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