

Sharing Your Lease / Living with Roommates

- When sharing your lease with other people, keep in mind that every person is responsible for the conditions of the lease. For example, if a roommate does not pay their portion of the rent, everyone will be evicted. If any damages occur to the home, everyone will also be liable.

Extending Your Lease

- At the end of your lease term, you can continue to live in the home upon coming to an agreement with your landlord. You have the right to negotiate a new lease or stay as a month-to-month tenant.
- Renewals can also be automatic. If you're planning to move at the end of your lease, be sure to inform your landlord in advance.

Options If You Need to Break Your Lease

- If you decide to move out before the end of your lease, you will most likely have to pay rent for the remainder of the term. In some situations, the landlord may not require you to continue paying rent, though this is not common.
- If your landlord does not allow you to leave the lease before the end of the term, you may be able to sublease your home (renting your home to another tenant), but first, check your lease to make sure subleasing is possible.

DID YOU KNOW?

If you break your lease due to domestic violence, sexual assault, harassment, stalking, or you become incapable during the lease to live independently, or become eligible for a senior citizen housing program there is a possibility that you may be able to break your lease without being required to pay the remainder of the rent!

This usually applies to tenants who have occupied a unit for more than 13 months, however, there may be exceptions. Here's what you need to do:

- ❑ Send your landlord a written notice.
- ❑ Send documentation showing that you or your family are at risk by continuing to stay in your home or are incapable of living independently (make a copy of all documents!).
 - Documentation may include: a personal protection order; probation orders; conditional release orders; parole orders; police reports.
 - You can also retrieve documentation through third parties, such as domestic violence counselors and health professionals.
 - Other documentation, such as doctors orders, can be used to prove incapacities of living alone.