

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 or utility assistance help as soon as possible at:
<https://www.renthelpnm.org/>
or call 1-833-485-1334
- Get more information by calling 311 or online at:
<https://www.cabq.gov/family/services/homeless-services/eviction-prevention>

IS THERE STILL A MORATORIUM ON EVICTIONS IN NEW MEXICO?

- No, both the federal and state moratoriums have ended.

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 documents 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

