

My Neighbor Says I Am Noisy

Dealing with Complaints About You

If your landlord receives complaints from other tenants that you are disturbing them or if your landlord believes you are violating the rental agreement, the landlord will give you a notice regarding the incident. There are two types of notices that your landlord can give. One is for **minor violations**. The other is for **serious or major violations**.

Minor Violations

When you commit a minor lease violation, the law requires that your landlord give you an opportunity to correct the problem before you can be evicted. Examples of minor violations are playing music too loud, parking in the wrong place, and having unauthorized pets. Your landlord must deliver a written notice that states all of the following:

1. The type of violation;
2. You have seven (7) days to cure or fix the violation; and
3. You can be evicted if the same or similar violation occurs within 12 months from the date of the violation.

If you receive a notice to correct a minor violation, you should correct the problem within the seven-day period. After you have corrected the problem, you should take steps to prevent the same violation from occurring again.

A landlord must give you a second chance before

trying to evict you for a minor violation. The landlord can evict you if the same or similar minor violation occurs within twelve months of the notice.

Serious or Major Violations

The law does not tolerate serious lease violations and gives a landlord the right to evict a tenant without giving the tenant a second chance. Some examples of serious violations are intentionally throwing a brick through an apartment window, intentionally damaging the apartment, and repeating a minor violation within twelve months of the first violation. Your landlord must deliver a written notice that states all of the following:

1. The type of violation,
2. Your lease has been terminated, and
3. You have seven (7) days to vacate the premises.

If you receive a notice that you have committed a serious lease violation and believe that the notice is correct, it may be best for you to move within the seven days. You should, however, have a lawyer review the notice before the time expires.

NOTE: You have not been evicted even though you have received this notice. You are not required by law to leave until you have been evicted. By staying after the seven days, you may be responsible for **double rent** in some circumstances. See a lawyer before making the decision not to move.

Prepared by

Three Rivers Legal Services, Inc.

Gainesville

352-372-0519 or toll free 800-372-0936

-or-

Lake City

386-752-5960 or toll free 800-495-0039

-or-

Jacksonville

904-394-7450 or toll free 866-256-8091



*The Florida Bar Foundation, with funds provided by Florida's
Interest on Trust Accounts Program,
provides support for this program.*

