

Moving Out Of A Rented Home

What you need to know.



Breaking/Ending an Early Lease

If you are planning to move out of your rented home or apartment there are several things you should think about. Some of these things depend on the agreement you have with your landlord. When a tenant breaks their lease early and moves out the landlord has certain duties, but the renter does too.

The renter leaving the home may have to pay rent on additional months after the lease is broken. Breaking a lease, or ending it, does not mean that the duty to pay rent always stops immediately.

If the lease is broken by the current renter, landlords are obligated to try and find a new renter for the home. Once the landlord has a new renter in the home, the previous renter's rent obligation does away. Some landlord may not charge for rent after a lease is broken or agree not to charge.

I Don't Have A Lease! Now What?

If there is no lease agreement or the renter has not moved after the written lease has expired, the law says that the renter has a "month-to-month tenancy" agreement (unless the lease specifies otherwise).

Renters can move at the end of any month, but must give notice. Month-to-month agreements require written notice at least 30 days before the renter wants to leave.

Evictions & Forced Move-Outs

If you have been evicted after a court hearing/ forced to leave:

Move out before the move out date or you may lose all your stuff.

Get your most important items.

The landlord can keep or throw out property that the landlord deems to have no value. If your landlord keeps it for you to retrieve, they can charge for storage.

Store your things in a storage unit, with a friend, or a new home.

Take videos and pictures of everything in your unit before you leave.

Before moving out of your unit, return your key to the landlord and ask your landlord to do a walk-through.

Document every step of the process including the key return and walk-through.

Notice & Security Deposit Return

Renters should tell their landlord when they plan to move out. A written letter or email is the best way for a renter to let a landlord know they are moving out.

Renters should make a copy or photo of this letter. A copy should be kept in a safe place or emailed to a safe address for safekeeping. If a letter is sent, the original should go to the landlord by certified mail and the post office receipt kept.

Request your deposit in writing upon move out. The landlord has 45 days to respond. After 6 months, the security deposit becomes the property of the landlord.

The deposit may be credited to any balance owed or returned to you. If no balance is owed and the landlord doesn't return the deposit, filing a small claim may be appropriate.

