

PAYING THE RENT

Renters: Know Your Rights!

Your landlord **can** take you to court if you owe rent or break your lease, but they **CAN'T**:



Change the locks to make you leave



Shut off your utilities (lights, water, gas)



Set your things on the street or remove them from the property

If this happens to you, call **Eviction Right to Counsel**.

When is my rent due?



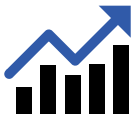
If you have a **current** or **expired lease**...

Your rent is due **on the date stated on your lease**. After your lease expires, it's **still due on the same day** unless you and your landlord agree on a different day. Usually, that means the **first of the month**.

If you **never** had a lease...

Your rent is due **on the date you agreed on** with your landlord. If you didn't agree on a date, your rent is due **on the same day every month as the first time** you paid your rent.

When can my landlord **raise** my rent?



If you have a **current** or **expired lease**...

Your landlord **cannot** raise your rent **until your lease ends**. After that, it depends on what your lease says. You should get **at least 30 days' notice**, and in **some cases**, you might be entitled to more (like **60** or **90** days).

If you **never** had a lease...

It depends on **how often you pay rent**. If you pay rent **once a week**, you should get **10 days' notice**. If you pay rent **once a month**, your landlord should tell you at least a **full month in advance**.

What happens if I'm **late** on rent?



If you have a **current** or **expired lease**...

You have **5 days** from when your lease says your rent is due to pay your rent. **After** those 5 days are up, your landlord can charge you a **late fee** of up to **10%** of your rent and **file for an eviction**.

If you **never** had a lease...

You **still** have the **same rights** as someone with a lease! You get **5 days** to pay, and your landlord **can't lock you out without taking you to court first**.

What else should I know about paying my rent?

DO NOT stop paying your rent because your landlord won't make repairs!

If you do that, your landlord might evict you. If you need repairs made, call Eviction Right to Counsel.

Your landlord **does not** have to accept late rent or partial payments, but don't spend it yet! If your landlord takes you to court, the **judge might let you pay it** to stay in your home.



(833) 837-HOME



(615) 701-7957



(615) 988-6460



Need Help Paying the Rent?

Start by calling 211.

The United Way keeps an up-to-date list of every organization in Nashville that has rental assistance available, from large non-profits to churches and community centers.

Other Options

Rooftop Nashville	https://www.rooftopnashville.org/get-help (615) 485-5920
Needlink	https://www.needlink.org/get-help (615) 269-6835
Catholic Charities	https://cctenn.org/get-help-now/ (615) 352-3087
Metro Action Commission	https://www.nashville.gov/departments/metro-action/ (615) 863-8860
Operation Stand Down TN (For Veterans)	https://www.osdtn.org/housing-and-financial (615) 248-1981
St. Luke's Community House (For Families with Children)	https://www.stlch.org/familyempowerment/ (615) 350-7893

For People Experiencing Domestic Violence

TN Coalition to End Domestic Violence	https://tncoalition.org/get-help/emergency-financial-assistance/
Mary Parrish Center	https://www.maryparrish.org/ (615) 256-5959

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