

Ending a lease

- Many leases have an early termination provision. Terminate your lease the way that it is detailed in the lease. Otherwise, it will be viewed as abandoning the unit, and you will be charged monthly rent.
- Ending a lease might have a cost attached to it because the contract can damage your landlord, who expected rent from you.
- Notify your landlord that you plan to leave when your lease ends. The landlord must give 60 days' notice before terminating or changing the lease. You must give 30 days' notice before you end the lease.

Facing eviction

- In Georgia, landlords must go through the eviction process. Your lease gives you the legal right to live at a property, so the landlord must show that you broke that contract.
- When the eviction notice is submitted, you can stay in your unit until the court makes a decision. **Landlords cannot cut off your utilities while you are facing eviction.**
- Eviction for not paying rent: you have seven (7) days to pay the rent in order to stop the eviction. If the rent is paid in full (along with late fees) your landlord cannot evict you.
- Note: these guidelines are possible once every 12 months. *If your rent falls behind again within the following year, the landlord can evict you even if you pay the rent in full.* Communicate with your landlord. The landlord might drop the eviction process, but the landlord is not legally required to do so.
- Note **p.24** of the Georgia Landlord-tenant Handbook:
<https://www.accgov.com/DocumentCenter/View/1170/Georgia-Landlord-Tenant-Handbook?bidId=>

Disability accommodations

- File a complaint with the Fair Housing and Equal Opportunity within one year. Submit a complaint online:
https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint. Submit the form by email, or print it, and mail it to the Macon regional branch of the Federal Housing and Equal Opportunity Office.
- Call either of the two Georgia organizations that are a part of the Department of Housing Urban Development's Fair Housing Initiatives Program. They investigate, and determine if you've been discriminated against.
Hinesville: (912)-877-4243
Atlanta: (404)-524-0000

Helpful resources

- Free assistance from attorneys - Georgia Legal Aid
<https://www.georgialegalaid.org/>
- The Department of Housing and Urban Development
<https://www.hud.gov/states/georgia/renting/tenantrights>
- Georgia Landlord Tenant Handbook - helpful information and instructions
<https://www.accgov.com/DocumentCenter/View/1170/Georgia-Landlord-Tenant-Handbook?bidId=>
- Code enforcement - contact this local resource if you have tried all other options. The government might condemn a building or unit if it is out of code, and unfit for people to live in it. This circumstance allows you to move out of the building or unit. You must have proof that the building or unit was condemned. You also have to write to your landlord stating that your lease is in default.

Call (478) 241-2554, or visit <https://www.maconbibb.us/code-enforcement/>. The landlord cannot evict you for contacting code enforcement. *Be mindful that it might cause problems between you and your landlord.*

Source:

<https://www.13wmaz.com/article/news/local/how-to-handle-landlord-tenant-disputes/93-dfb6d6d-a-a50b-41c1-b630-8f773781c24d>