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Tenant Warrior

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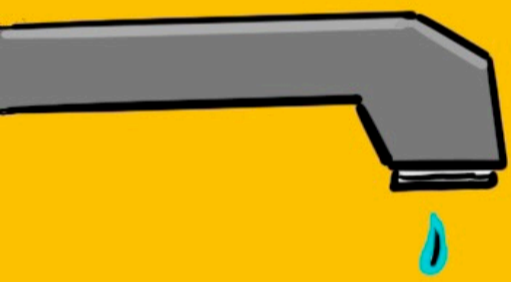
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TENANT WARRIOR



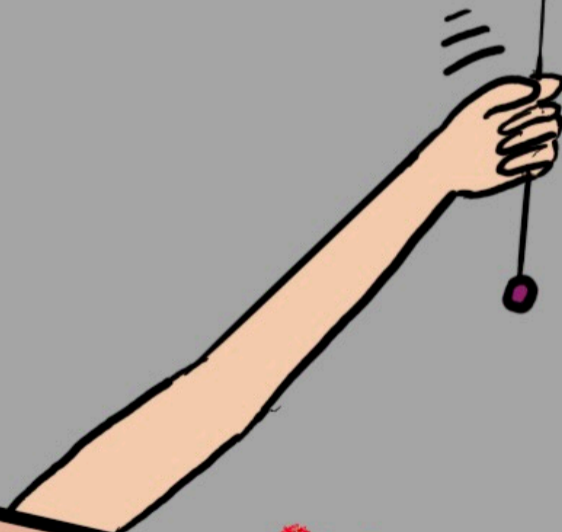


EVEN THOUGH...



no water? but utilities are paid!

the lights

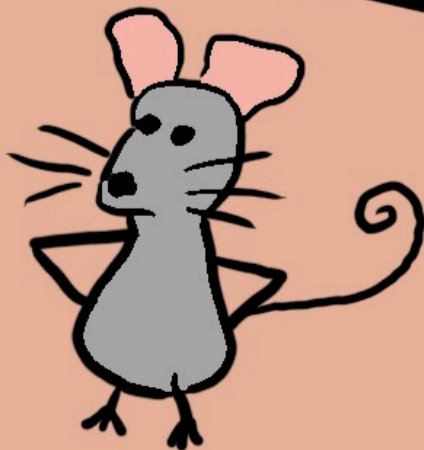


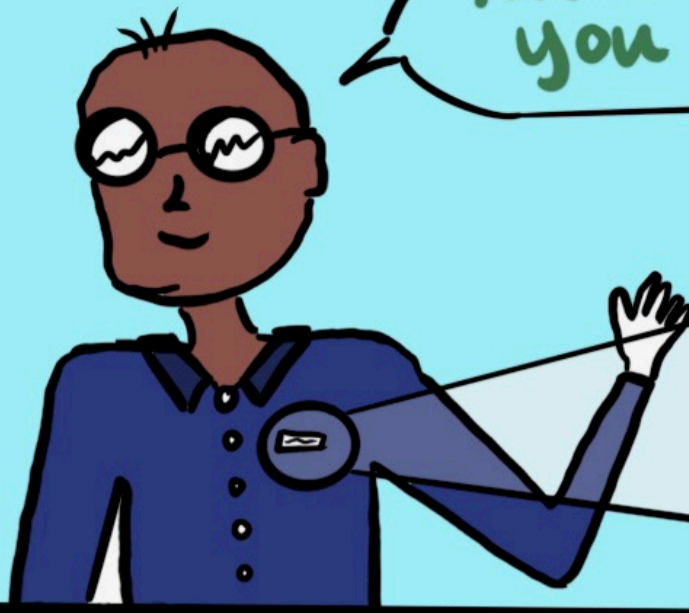
aren't

working

AND there's

MICE???



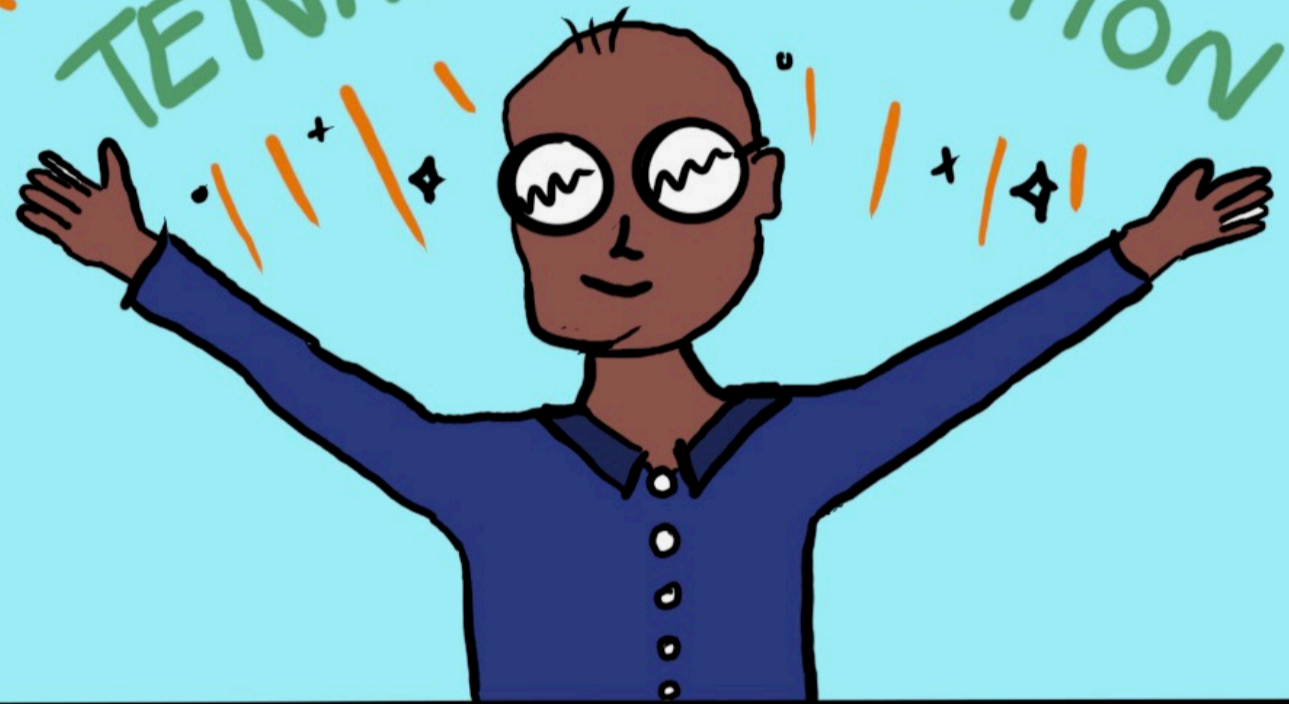


there's something you can do!

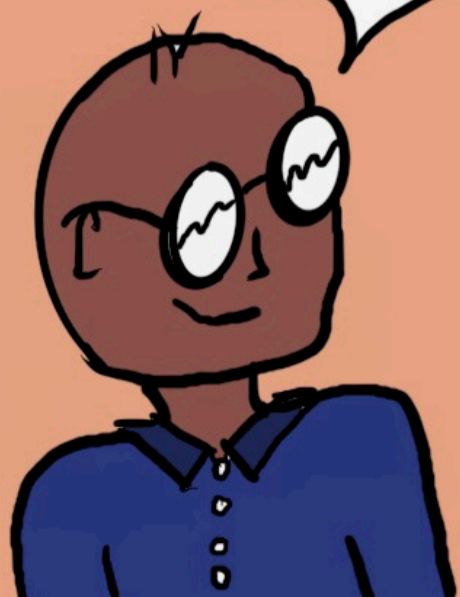


it's called a

TENANT'S ASSERTION



it takes a while, but you can force your landlord to fix up those big problems!



GREAT!

how do I start?

FIRST, write to your landlord asking for the repair



DONE!
I even kept the proof!

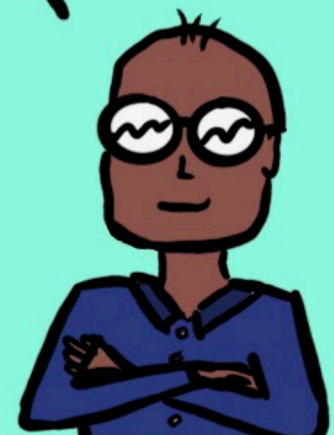
Great! now we wait a "reasonable amount" of time



So... how much longer till it's reasonable?



depends on the type of repair but... for the sake of this comic it's been pretty reasonable*



* What period is "reasonable" depends on the type of repair needed. For example, raw sewage, like an overflowing toilet, should be fixed immediately. Broken stairs should be fixed within a couple of weeks



it's been a while and he **STILL** hasn't made the repairs!



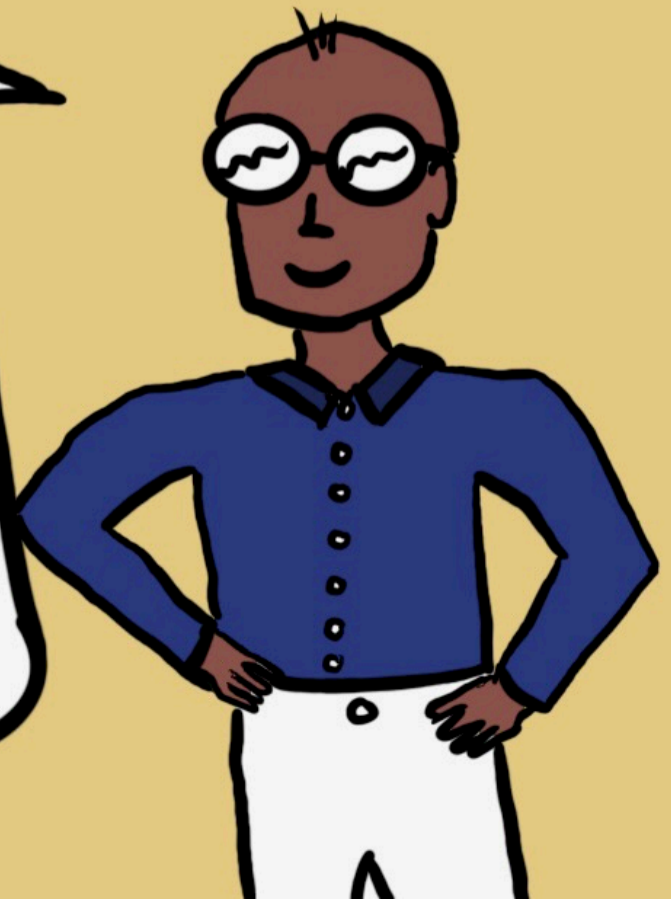
here's where the tenant's assertion really gets moving!

fill out a
(in Virginia, form DC-429)
on the form, you can ask the court to:

TENANT'S ASSERTION AND COMPLAINT

- o order repairs completed,
 - o order repairs AND return rent money for having to put up with bad conditions,
- OR
- o order your lease ended so you can move out

BUT you're not off the hook - you've got to pay your rent into escrow with the court





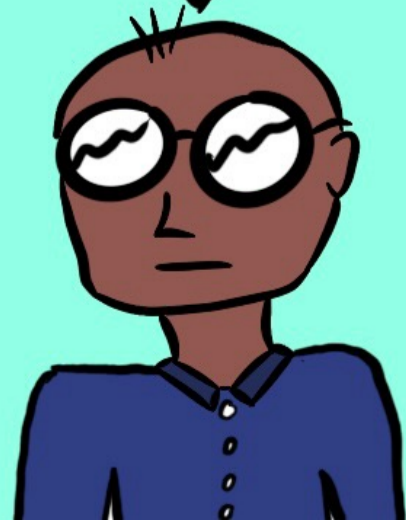
So... I give my money to the

mythical



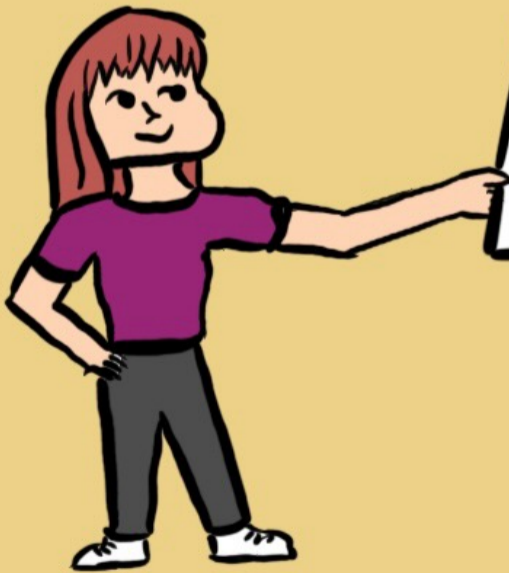
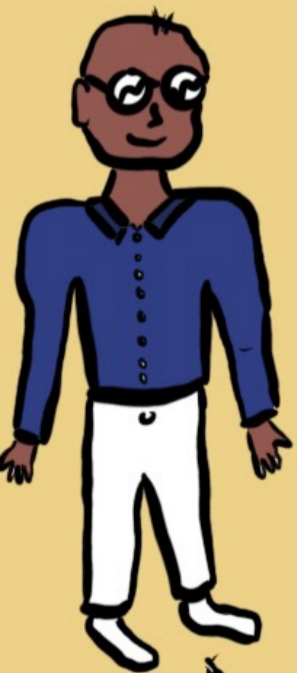
ESCROW!!!!

hmm...
not quite





if you bring your rent money to the court, you can tell the clerk that you would like to pay it into "escrow" while your case is pending



TENANT'S
ASSERTION

CLERK

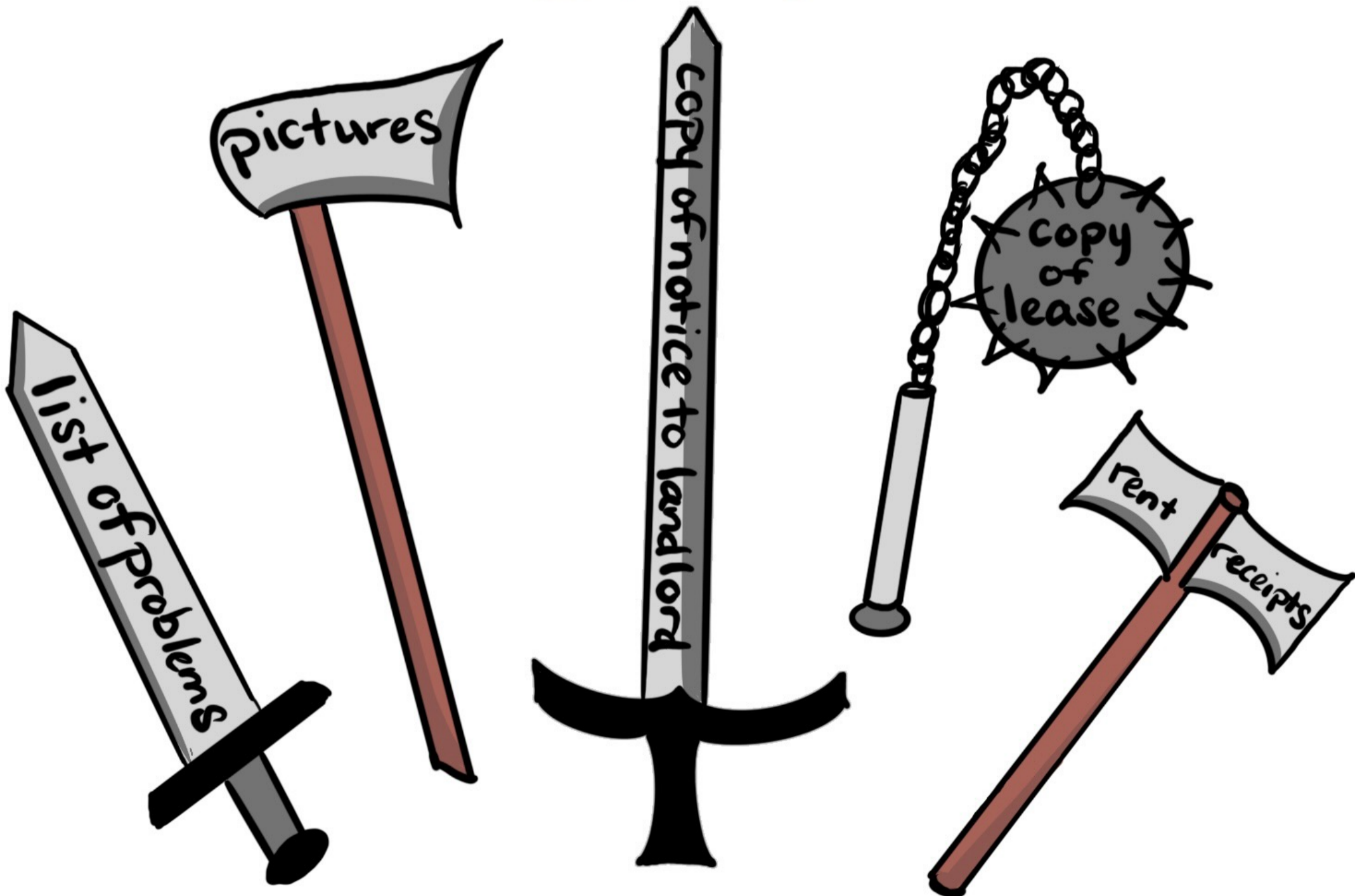


make sure that you've also filed the Tenant's Assertion form in the General District Court for the county or city you live in!

now it's time to prepare for
(legal)



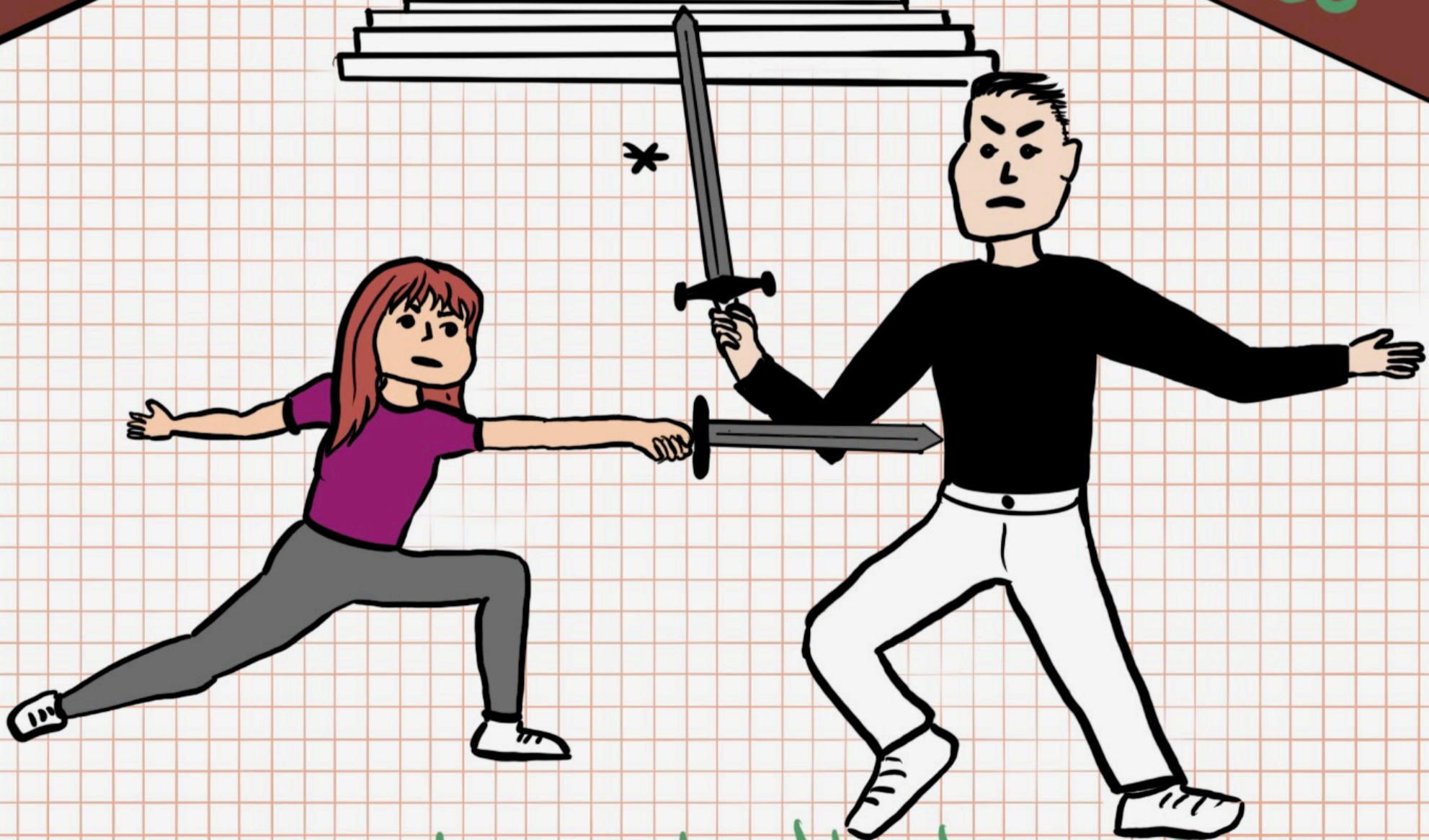
BATTLE!



on your court date, be sure to arrive early, and let the clerk know you're there

* actual swords not allowed in court

the JUDGE will hear from both sides



you can ask your landlord questions, and they can ask you questions

the judge
will decide
who wins....



and can either order your
landlord to make repairs,
return some or all of your
rent money, or end the
lease early!

Tenant's Assertion: step-by-step

1. Provide written notice to your landlord asking for the repair.

2. Wait a reasonable period of time for the landlord to do the repair.

If the landlord has not made the repairs, fill out a "Tenant's Assertion + Complaint" (in Va., form DC-429)

3. Within 5 days of the date your rent is due, pay your rent into escrow with the court.

4. File the petition in the General District Court for the county or city where the property is located.

5. Before the hearing date, get together your list of problems, pictures, a copy of your notice to landlord, a copy of your lease, and your rent receipts.

6. Show up early on your court date, and let the clerk know you're there. The judge will hear from both sides. You can ask your landlord questions, and they can ask you questions. Then the judge decides.

by:
Clara M.
Rawlings