



ARLINGTON COUNTY Housing Information Center

TENANT'S USE OF 21-30 DAY NOTICE

The Virginia Code provides the means for a tenant to be protected against major violations of the lease or failure by the landlord to maintain habitable premises. You are covered by this code if the landlord rents any apartment units, single-family houses or condominium units.

Before invoking this procedure, request in writing that your landlord correct the problem and keep a copy of the request. If he does not do so, call the County Code Enforcement office (703-228-3232) to see if it is something they can address.

If you decide you need to take further action, see the Virginia Residential Landlord and Tenant Act (VRTLA) section 55-248.21, or Chapter 13 section 55-225.13 which describes this tenant remedy in full.

Key Points about this Notice

- TO BE USED FOR** - Material noncompliance by the landlord with the lease or existence of conditions in the dwelling unit which materially affect your health or safety.
- FORM OF NOTICE** - Send your landlord a letter specifying the problem and telling him you will vacate the premises in 30 days if he does not remedy the problem within 21 days.
- RESULTS**
- If the problem is corrected within 21 days, the rental agreement does not terminate, but is still enforced.
 - If the problem is not remedied in 21 days, you should be prepared to move by the 30th day from the date of your notice.
- CAUTIONS**
- Send the notice by certified mail, requesting a receipt, or have the County Sheriff deliver it.
 - Keep a copy of the notice for your files.
 - Be prepared to prove the existence of the problem.
 - Understand that the landlord may try to hold you to the lease, even if he does not address your complaint. If he does, this may complicate your finding other rental housing if you do move. You may also have to resort to a court action for return of your security deposit.