

## **My Lease is Up, But I Want to Stay.**

If your lease is up and you've not made an agreement with your landlord to continue your lease, they can go through the normal eviction process to remove you from the property. If your landlord lets you stay without saying anything and you continue to pay rent, they are accepting rent "without reservation" and the terms of your old lease still apply. If your landlord agrees to let you stay on, but does not sign a new lease with you, the term of your old lease still apply.

### **HERE ARE A FEW OPTIONS IF YOU WANT TO STAY**

- You and your landlord can come up with a written agreement before your current lease is up.
- Some leases have "auto renewal clauses" meaning that if neither you nor your landlord inform the other about moving out within a certain timeframe, the lease will automatically renew.
- If your lease does not include an "auto renewal clause" and the landlord doesn't give you a notice to leave, your old lease will roll over into a new lease. A yearly lease will roll over into a month-to-month lease, a month-to-month lease remains a month-to-month lease, and a weekly lease remains a weekly lease.
- If you rent a lot in a mobile home park, your lease will automatically renew for a one-year term. If your landlord wants to change the new lease, they have to provide you written notice at least 60 days before your current lease expires.

*This is general legal information, not legal advice about a specific case. If you have questions or want advice about your individual case, please contact Legal Aid Works® at (540) 371-1105 to apply for free legal services or call VPLC's Eviction Legal Helpline for advice at (833)-NoEvict [(833) 663-8428].*