

May 2015

ASK ISHBEL!

Q. What can I do when my landlord hands out a bunch of comply/vacate notices?

A. My first response to this question, would be, "it depends." I would then want to know which state you live in, what kind of rental agreement you signed and specific terms in the rental agreement. I would ask these questions because as most of you are probably aware, the majority of states have statutes that govern the relationship between the home owner and the community owner. Each state's statute is unique and what applies in one state may be very different in another. Indeed, local ordinances within a state may also create different responses to the same situation when one occurs in a particular jurisdiction and not another.

I point this out simply because I worry that well-meaning home owners may offer advice to someone that may end up not being very helpful and potentially could be counter-productive. If you have a question about how to deal with an act carried out by your landlord that you suspect is discriminatory, retaliatory and/or against the laws of your state, PLEASE, contact the NMHOA office ([ishbel@nmhoa.org](mailto:ishbel@nmhoa.org)) rather than simply relying on advice from someone especially if they live out of your state.

NMHOA can connect you with resources and experts in your state, including NMHOA board members, provide you with a link to your state's statutes, and make sure that the advice you are given does not constitute the unauthorized practice of law.

If you have a question for Ishbel, please email it to her at: [ishbel@nmhoa.org](mailto:ishbel@nmhoa.org)