This packet was prepared by Jacksonville Area Legal Aid, Inc. (“JALA”). It provides general information about a tenant’s rights under Florida law when a landlord fails to make needed repairs on rental property. Some of the information in this packet is unique to Jacksonville – Duval County, where JALA’s main office is located. The information provided in this packet is not a substitute for legal advice. The laws described in this packet may change without notice.

This packet includes the following materials:

1. Does Your Rental Home Need Repairs?

This brochure provides a summary of landlords’ and tenants’ maintenance obligations under the Jacksonville – Duval County ordinance code. It also provides a summary of a tenant’s rights under Florida law when a landlord fails to maintain rental property as required by a local ordinance code and/or as required by a lease. It contains very important information about the legal process a tenant must follow *before* withholding rent from a landlord or terminating a lease early.

1. Tenants’ Rights When Served With an Eviction Notice

This brochure provides a summary of the eviction process under Florida law. This is good information for all tenants to have, but especially if the tenant is considering withholding rent from the landlord.

1. Form 3: Notice from Tenant to Landlord – Termination for Failure of Landlord to Maintain Premises

This is a court-approved form a tenant should use to notify a landlord of the tenant’s plan to terminate the lease if the landlord does not make needed repairs.

1. Form 4: Notice from Tenant to Landlord – Withholding Rent for Failure of Landlord to Maintain Premises

This is a court-approved form a tenant should use to notify a landlord of the tenant’s plan to withhold rent *and/or* terminate the lease if the landlord does not make needed repairs. This form may be better than Form 3 in many situations because it allows the tenant to exercise one or both legal options if the repairs are not made.

1. Summary Checklist

This is a simple checklist to help a tenant plan and track his/her next steps.

If you have questions about the information in this packet, you should consult with an attorney. If a landlord sues you, attempts to collect a questionable debt from you, or places a questionable debt on your credit reports, you should consult with an attorney. You may contact JALA to request an appointment. Please understand that because of limited staff and funding, JALA cannot assist every tenant.