

About Community Legal Services of Mid-Florida (CLSMF)

The mission of CLSMF is to provide access to justice through high quality legal assistance to low-income persons.

Community Legal Services of Mid-Florida, Inc. provides free legal assistance to eligible low-income persons in civil matters (we do not provide legal assistance in criminal or traffic matters).

CLSMF provides community education seminars and detailed informational brochures on the major areas of law we practice. Please see the back of this brochure for a complete listing of offices.



The Florida Bar Foundation, with *Interest on Trust Accounts* program funding, provides support for this service.



Community Legal Services of Mid-Florida, Inc. Offices:

*BREVARD: 1-866-469-7444

CITRUS & SUMTER
106 N. Osceola Ave., Inverness, FL 34450
(352) 726-6592 — CITRUS
1-800-984-2918— SUMTER

FLAGLER: 1-800-405-1417

HERNANDO: 1-866-801-5566

LAKE— (352) 343-6351
226 West Main St., Tavares, FL 32778

MARION— (352) 629-6257
2300 SE 17th St. Suite 201
Ocala, FL 34471

*ORANGE — (407) 841-7777
122 E. Colonial Drive, Suite 200
Orlando, FL 32801

OSCEOLA — (407) 933-1791
800 North Main St., Kissimmee, FL 34744

PUTNAM: (386) 385-0928
216 S. 6th Street, Palatka, FL 32177

*SEMINOLE: (407) 322-6673

VOLUSIA — (386) 258-5600
128 Orange Ave., Suite 100,
Daytona Beach, FL 32114
Client toll-free number: 1-800-363-2357

ADMINISTRATIVE OFFICE: (386)506-5396

*Offices currently not offering
Family Law services

info@clsmf.org

Apply for help online at
www.clsmf.org



Community Legal
Services of
Mid-Florida

DISASTER INFORMATION FOR RENTERS



1. The apartment I live in is in really bad shape from the hurricane, but the landlord told me that if I want to stay I must pay full rent - what should I do?

Your landlord may be experiencing financial hardship until his/her insurance company pays out money for repairs. Talk to your landlord to see if the rent can be reduced until the apartment is repaired. See if the landlord will allow you to move to another unit in the building that is livable.



2. What if my landlord won't negotiate?

You have the right to reduce your rent in proportion to the damage to the unit. If your apartment is unlivable, you can move out. In either case, you should send a certified letter to your landlord telling him/her of your actions. Please contact Community Legal Services of Mid Florida, Inc. for more information on what you can do based on your specific situation.

3. All my stuff was destroyed when the roof fell in on the place I rent - what help can I get?

If you had renter's insurance at the time of the hurricane, contact your insurance company. If your situation is desperate, make sure you describe your situation to the insurance company. If the insurance company agrees your loss is covered, you can ask for an advance payment to cover a part of your loss.

4. What if I do not have any insurance

on my property?

If you did not have renter's insurance, see if your landlord had insurance to cover your belongings. If your losses are not covered by any insurance policy, you may be able to get Individual and Household Program (IHP) money from FEMA to replace necessary items of personal property such as clothing, household items, furnishings and appliances. You may apply for these benefits through FEMA at 1-800-621-3362 (hearing/speech impaired 1-800-462-7585).



5. My landlord told me to move out the next day because he wants the apartment for his daughter who lost her house in the hurricane, and told me if I wasn't out, he'd change the locks - do I have to move?

Florida law does not allow a landlord to just lock you out or turn off the utilities or to use any other "self help" means to get you to leave. The landlord must file an eviction action in court and, then you only have to move out after the judge in your eviction case enters a final judgment of eviction. Also, the landlord must first give you some type of written notice to move before filing an eviction case against you in court. If you get any eviction court papers, you can call Community Legal Services for information on how to file your answer to the eviction lawsuit. If the landlord does lock you

out, you can call the police, and you should consult a lawyer to find out about an action for damages.

6. My apartment is so bad I cannot live in it and I am going to move. I want my security deposit returned - what are my rights?

If you have a written lease, read your lease to see what it says. If you do not have a written lease, or your lease does not say anything about deposits, then the landlord must either return your deposit within 15 days after you move out or send you a letter, by certified mail, within thirty (30) days, saying why he will not return your deposit. You then have fifteen (15) days to object in writing, or the landlord will be allowed to keep the security deposit.

Before you leave your apartment, you must give your landlord your new address. If you and your landlord disagree about whether you should get your deposit back, you can call Community Legal Services. We can explain how you can take your landlord to small claims court to get back your security deposit.

