



# **B R A V O**

## **BUYERS AND RENTERS ARLINGTON VOICE**

**Voz de los Compradores e Inquilinos de Arlington**

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## You got a 21-30 Day Notice!

According to state law, both landlords and tenants can use a 21-30 Day notice to remedy, or resolve, serious problems that have not been corrected through negotiation. 21-30 Day notices are designed to address substantial violations of a long term lease. Unauthorized pets, unacceptable noise levels, or maintenance problems impacting health and safety are some examples of the types of issues 21-30 Day notices seek to resolve.

When you receive a 21-30 Day notice, you are being told that you have 21 days to correct the problem or in 30 days the lease will end, and you will have to move. The notice is generally delivered via certified mail so that there is a record of receipt, or proof of delivery. Usually the effective date of the notice is the day it is delivered. A 21-30 Day notice can be given on any day of the month, not just the first.

If you decide to resolve or fix the problem stated in the 21-30 Day notice sent to you, you should do so within 21 days of the date on the notice. You should also inform the landlord/management office in writing that you have done so. Send the letter to the office and be sure to keep a copy of the letter for your records.

The above information has been prepared by **BRAVO** – Buyer’s and Renter’s Arlington Voice, an advocacy and education resource for Arlington County renters in conjunction with Arlington County Department of Community Planning, Housing and Development. Should you have questions, please contact us at 703-685-5100 or check out our website at [www.bravotenants.org](http://www.bravotenants.org).