

NOTICE TO LANDLORDS REGARDING LANDLORD\TENANT RELATED CASES IN VIRGINIA BEACH GENERAL DISTRICT COURT

Virginia Code Section 55.1-1204 requires that the landlord provide to each tenant the statement of tenants' rights and responsibilities developed by the Virginia Department of Housing and Community Development. Subsection H of that code section also provides, in pertinent part, as follows:

However, the landlord shall not file or maintain an action against the tenant in a court of law for any alleged lease violation until he has provided the tenant with the statement of tenant rights and responsibilities.

Before obtaining judgment against a tenant, either by warrant in debt, unlawful detainer, or otherwise, the landlord will be required to provide evidence of compliance with this code section. Such evidence may include, but is not limited to, a copy of the signed statement of tenant's rights and responsibilities, sworn testimony of compliance, or an affidavit of compliance.

The statement of tenant's rights and responsibilities can be accessed at:
<https://www.dhcd.virginia.gov/landlord-tenant-resources>