

# Know Your Rights Against Illegal Evictions!



## TENANTS

The only way a landlord can evict a tenant is by going to court, winning at trial, and doing a lockout with a court officer.

It is **illegal** for a landlord to try to force you to leave by:

- Changing the locks;
- Shutting off or disconnecting utilities;
- Putting your things out on the street; or
- Using any means to force you out other than compliance with lawful eviction procedures.
- A landlord must follow this law regardless of your immigration status.

If a landlord attempts to illegally evict you, call the police. If that does not immediately resolve the problem, you can get an emergency court order. Forms are available at [https://www.njcourts.gov/sites/default/files/forms/10916\\_rtn\\_prop.pdf](https://www.njcourts.gov/sites/default/files/forms/10916_rtn_prop.pdf).

You can file the forms online through the court's online portal, Judiciary Electronic Document Submission (JEDS), [www.njcourts.gov/selfhelp/jeds.html](https://www.njcourts.gov/selfhelp/jeds.html), or take them to your local county courthouse, <https://www.njcourts.gov/courts>. A Legal Services lawyer may be able to help you with this.

## HOTEL/MOTEL RESIDENTS & OTHER OCCUPANTS

Residents in hotels/motels must be removed through a court process, if they can show that they have lived there on a continual basis and have no other home to return to. Seek legal advice if you are living in a motel and the motel owner locks you out without a court order.

## GET HELP!

Call the LSNJLAW<sup>SM</sup> Hotline 1-888-LSNJ-LAW (1-888-576-5529),  
apply online at <https://lsnjlawhotline.org>, or contact your regional Legal Services program.

### Legal Services of Northwest Jersey

Hunterdon (908) 782-7979  
Morris (973) 285-6911  
Somerset (908) 231-0840  
Sussex (973) 383-7400  
Warren (908) 475-2010

### Central Jersey Legal Services

Mercer (609) 695-6249  
Middlesex (732) 249-7600  
Union (908) 354-4340

### Essex-Newark Legal Services

(973) 624-4500

### Northeast New Jersey Legal Services

Bergen (201) 487-2166  
Hudson (201) 792-6363  
Passaic (973) 523-2900

### South Jersey Legal Services

(800)-496-4570  
Atlantic, Burlington, Camden,  
Cape May, Cumberland, Gloucester,  
Ocean, Monmouth, Salem

*Services are provided at no charge. Applicants must be financially eligible to qualify.*