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CIRCUMSTANCES UNDER WHICH TENANTS CAN OPT OUT EARLY FROM THEIR LEASE

EDISON — The current newsletter of Legal Services of New Jersey (LSNJ) focuses on the many circumstances tenants in New Jersey have the legal right to end a lease early, provided they follow certain requirements.

The bilingual publication, "Looking Out For Your Legal Rights," may be viewed online at www.lsnjlaw.org/media-center/publications.

The publication spells out how state laws specify the instances when tenants can legally get out from under contracted lease time frames, including, for example, if a member of the rental is a domestic violence victim and needs to finds alternative safe housing away from the alleged abuser.

The laws allowing early departure from rentals have varying requirements in each instance to be effective. That generally incudes filing time-sensitive intent to leave notices and submitting in advance any stipulated records or other paperwork. In rentals involving domestic violence, detailed allegation must be sent to the landlord who, in turn, is bound by law, not to divulge the contents.

As listed in the publication, there are the circumstances allowing for legally early termination of leases:

- The tenant or others in the household is a victim of domestic violence;
- The tenant or spouse dies or experiences a disabling illness or accident;

- A senior tenant needs to go to a nursing home, assisted living facility or subsidized housing;
- A disabled tenant needs unprovided accessibility features;
- Living conditions are so onerous that the tenant has to leave;
- The landlord did not provide the required Flood Zone Notice;
- The rental unit is destroyed by fire;
- The tenant is a member of the armed services, national guard or reserves and is reassigned.

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