

# EXTENDING JUST CAUSE REQUIREMENT



**Just Cause** prohibits an owner from terminating a tenancy without good or just cause.



## Just Cause reasons for terminating a tenancy can include:

1. Nonpayment of rent
2. Violating the lease
3. Damaging the apartment
4. Disorderly behavior; disturbing the peace
5. Hosting unapproved holdover subtenant
6. Chronically late rent payments

Currently a lease can only be terminated for a just cause. However, Minnesota State Law allows for **no-fault nonrenewal of leases with only 30 days of written notice**. Therefore, residents with positive rental histories can receive notices to vacate or nonrenewal of leases for no reason, known as **involuntary displacement**. Extending the Just Cause requirement would require the same reasoning for lease non-renewal.



Extending the Just Cause ordinance will provide families the opportunity to stay in their housing if they choose as long as they are responsible tenants and respect their leases' guidelines. This protection can prevent a major disruption to a family's life. With low vacancy rates in the Twin Cities, it is difficult to find similarly affordable housing nearby. Therefore, if residents are non-renewed, they are often moving far away which results in difficulty getting to their job, children changing schools in the middle of the year and a host of informal supports that are no longer accessible, such as child-care and access to public transportation.

<p><b>Does this mean a landlord can never terminate a contract without going to court?</b></p> <p>No. The ordinance identifies the circumstances where termination is appropriate.</p>	<p><b>What other cities and states have passed this ordinance?</b></p> <p>16 cities and two states including Seattle, Oakland, San Diego, Berkeley, NYC, New Hampshire and New Jersey. In Minnesota, legally-binding affordable housing has "Just Cause" protections.</p>	<p><b>Does the city decide if there was just cause to terminate a lease?</b></p> <p>No. If a landlord issues an eviction and a tenant contests it, that issue will be resolved by Housing Courts.</p>
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