

# STEPS TO END A LEASE AGREEMENT WITHOUT PENALTY

1

Check to see if your lease meets the statutory period: “entered into, renewed, modified or extended ON or AFTER July 1, 2018.” If yes, continue to step 2. If not, contact AVL F to see what options might be available to you.

2

Document acts of domestic violence by obtaining a Civil or Criminal Family Violence Order (CFVO) from the court.

3

Provide the landlord with a written notice of termination and a copy of the applicable CFVO.

4

Wait the prescribed 30 days for termination to become effective.

You may (but are not required to) occupy the residence until termination is finalized. In either case, you will continue to be responsible for rent due under the agreement, prorated to the effective date of termination.

## FACTS

1 in 4 women and 1 in 7 men have experienced severe physical violence by an intimate partner at some point in their lifetime.

More than 1,600 Georgia citizens have lost their lives due to domestic violence between the years of 2003 and 2006.

In 2015, law enforcement officers responded to over 65,000 family violence incidents in Georgia. Within that same year, over 24,500 protective and stalking orders were issued.

In 2016, over 5,390 victims and children were provided with refuge at a Georgia domestic violence shelter.

- Georgia Commission on Family Violence  
*For more information, visit [gcfv.ga.gov](http://gcfv.ga.gov)*



## NEED HELP?

If you or someone you know is experiencing domestic violence and are in need of assistance, the following organizations can help:

### Atlanta Volunteer Lawyers Foundation (AVLF)

Safe Families Office | (404) 612-4324  
Safe & Stable Homes Project | (404) 521-0790

Legal advocacy and support services for survivors of domestic violence and clients involved in landlord-tenant disputes

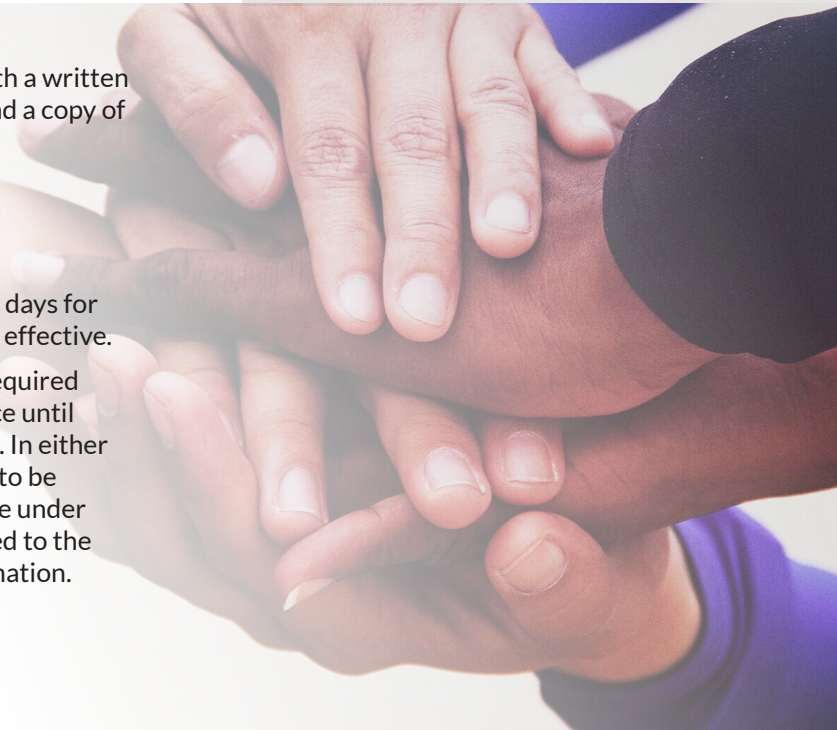
### Partnership Against Domestic Violence (PADV)

24-Hour Crisis Hotline | (404) 873-1766

Safe Houses • Legal Advocacy • Parenting Services  
Community Support Groups • Prevention Programs  
Housing Programs • SNAP • Community Education

### Georgia Coalition Against Domestic Violence

24-Hour Statewide Hotline | 1 (800) 33-HAVEN  
CJCC Certified Shelters



# WHAT IS OCGA § 44-7-23?

More often than not, survivors of domestic violence are forced to leave their home to seek safety.

During this time, survivors may be penalized for ending their lease early. This might include late payment fees, legal action, and negative credit reporting.

The state of Georgia created this law to protect survivors of domestic violence from these costs.

Effective July 1, 2018, this law allows survivors who are trying to escape their abusers to end their lease agreements early without penalty.

Tenants who give their landlords a written notice of termination and an order of protection from the court can end their residential rental or lease agreement for real estate without penalty, effective 30 days after receipt of written notice.



“There are many domestic violence victims who suffer...It is horribly sad, but that’s why we’re doing this...”

GA Representative Scott Holcomb on approving House Bill 834, which led to the creation of OCGA § 44-7-23



Owner of Grady Health System

# OCGA § 44-7-23

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