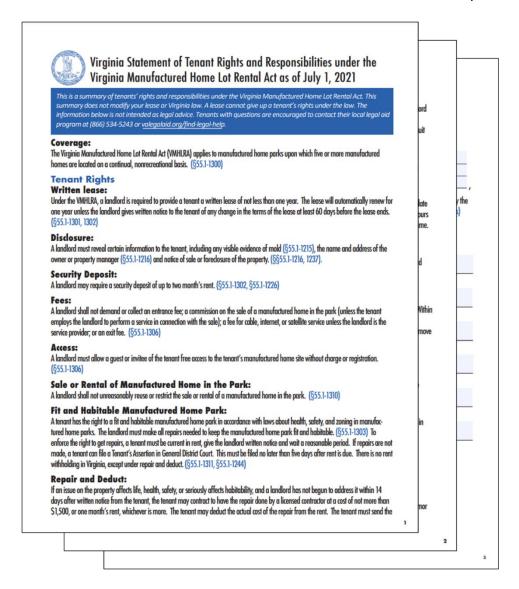


EVICTION DEFENSE CENTER

Statement of Tenant Rights and Responsibilities for Mobile Home Parks

When you signed or renewed your lease for a lot in a mobile home, your landlord was supposed to give you the Virginia Statement of Tenant Rights and Responsibilities. Unless they have given you that, it is illegal for them to file an eviction case against you in court.

If your landlord filed an eviction case against you but they never gave you the Statement, you can ask the judge to throw out the case at the first court date. You can use the attached script and form.



This is general legal information, not legal advice. For individual advice about your case, please contact Legal Aid (866-534-5243).

(4/30/2024)

Script: If You Did Not Get the Statement of Tenant Rights and Responsibilities for Mobile Home Parks

Here is what you should say to the judge when they first give you a chance to speak, before you say anything else.



Your honor, before I say anything else, I want to bring something up first.

This case should not have been started in the first place.

My landlord didn't give me the Statement of Tenant Rights and Responsibilities for Mobile Home Parks before they filed the case in court.

I am not a lawyer, but I have here a written request to dismiss that explains it all.

May I please give this to you rather than reading my request out loud to you?

If the judge will not let you give them the written document, here is a simpler version you can read out loud to the judge.



Your honor, the Manufactured Home Lot Rental Act, section 55 point 1 dash 1303 paragraph 6 (55.1-1303(6)) says that a landlord "shall not file or maintain" an eviction case in court unless they have already given the tenant this Statement of Rights.

My landlord did not give me that Statement when I entered my newest lease or before filing this case in court.

Because of that, the law requires that this case be dismissed.

I hereby move that the Court dismiss this case.

Instructions: If your landlord didn't give you the Statement of Tenant Rights and Responsibilities before they started the court case, sign and give this form to the judge. Do it before you admit you owe rent, so the judge looks at this first.

REQUEST TO DISMISS THE CASE FOR LANDLORD'S FAILURE TO GIVE TENANT THE VIRGINIA STATEMENT OF TENANT RIGHTS AND RESPONSIBILITIES UNDER THE M.H.L.R.A.

I hereby request the Court dismiss the current unlawful detainer case for the Landlord's failure to provide me with the Virginia Statement of Tenant Rights and Responsibilities under the Manufactured Home Lot Rental Act ("Statement"). To the best of my knowledge, since entering into or renewing my lease, the Landlord has not provided me with the Statement as required by the Manufactured Home Lot Rental Act ("MHLRA"). 1

The MHLRA is clear that "the landlord shall not file or maintain an action, including any summons for unlawful detainer, 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." Thus, unless the Court finds that the Landlord provided me with the Statement before filing this case, the law requires that the case be dismissed.

Signature of Defendant/Tenant:	

¹ Va. Code § 55.1-1303(6).

² *Id*.