

Terminating leases sometimes difficult

Getting out of a lease may not be as easy as getting into one, according to David Rasmussen, attorney for the ASUN Student Legal Services Center.

Rasmussen said that a month-to-month oral lease may be terminated by a 30-day notice prior to rent payment date. However, he said other types of leases may contain notice requirements of varying lengths.

He said many one-year leases contain monthly payments, but may be terminated by a 30-day notice only after the first year of occupancy.

Students wishing to terminate a lease should be certain of their particular notice requirements.

Rasmussen said the ASUN student legal service office has several copies of the new landlord-tenant law which goes into effect July 1, 1975.

He said section 37-(2) of the law states, "the landlord or the tenant may terminate a month-to-month tenancy by a written notice given to the other at least 30 days prior to the periodic rental date specified in the notice."

He said there are some remedies students might have when landlords are in violation of housing ordinances or have breached a lease themselves.

Rasmussen said unfortunately all the legal "tricks" in the world may not help some tenants in certain situations. Therefore, he said, it is generally a good idea to obtain legal advice before attempting to break a lease or when trouble with a landlord occurs.

Legal advice may be obtained free of charge to any student at UNL, he said, by simply making an appointment in the ASUN office.

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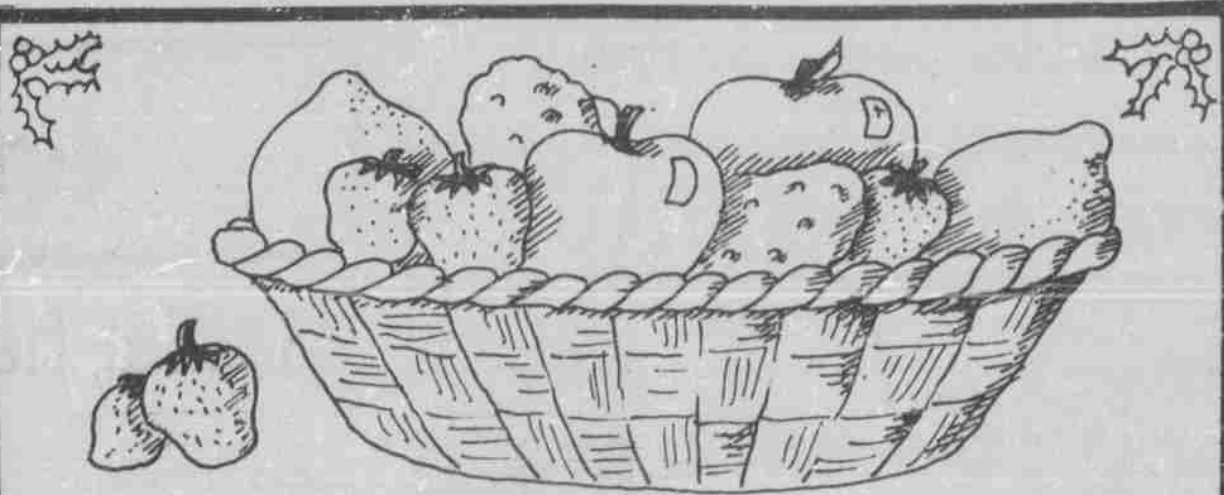
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monday, december 9, 1974



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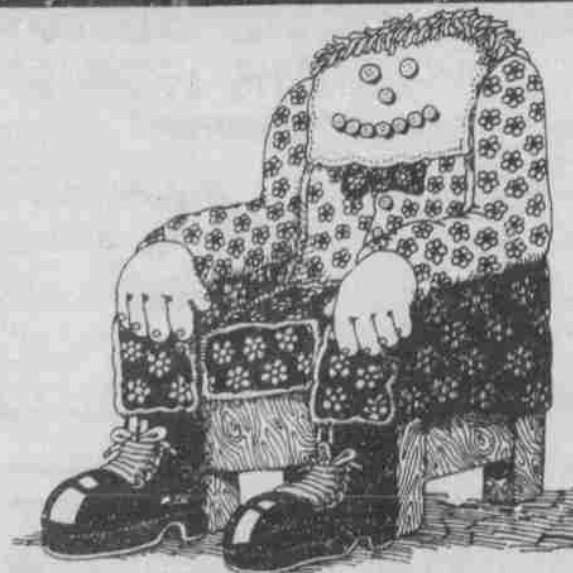
weekdays 10-5:30 thursday 10-9 saturday 10-4

UNION PROGRAM INTERVIEWS

Sat. Dec. 14, 1974

9 a.m.-5 p.m.

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UPC will hold interviews and select new members to take office early in February. Positions to be filled are

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