



The following statement assumes that you have an individual lease, or a bedroom lease, not a joint lease with others.

PLEASE NOTE: This is general information NOT legal advice.

For specific legal advice an intake must be filled out at [odos.illinois.edu/sls](https://odos.illinois.edu/sls) and a zoom or phone appointment scheduled to discuss your situation with a licensed attorney at Student Legal Service.

## LEASES AND COVID-19.

You have signed a valid lease with your landlord.

The fact that you are unable to return to the U.S. at this time for classes due to Covid 19, inability to obtain a visa at the appropriate consulate, a Presidential travel ban, or the closing of your program does not terminate your lease.

There may be landlords who will release you with proof of your situation or through payment of a portion of the lease in return for cancellation. However, they are not required to do this.

You can attempt to sublease your apartment or ask your landlord to re-let the property. The current housing situation in the community may make subletting unlikely.

As an international student who remains in your home country, you should be aware that it is often very difficult for you to be sued for breach of lease contract in our Champaign courts.

- You would have to be served proper legal notice, etc. This is difficult to do in another country.
- If you did not use a U.S. credit card or other card when signing the lease, the landlord will not be able to charge such account.
- If you signed with automatic withdrawal from your bank account, it would be wise to revoke this access so the landlord cannot make withdrawals.

If the landlord is able to serve legal notice on you and wins at court, be aware that a judgment against you does not exclude you from entry into the U.S. at a later time on a student visa. This is a civil matter; thus, no fingerprints will be taken because of the judgment. Jail is NOT a consequence in lease contract disputes.

Sometimes landlords report nonpayment of rent to credit agencies. If you do not have a U.S. credit history this is unlikely to impact you.

Keep in contact with our office and ISSS.

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STUDENT AFFAIRS

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