

## **Lockouts**

### **UNLAWFUL EXCLUSION OR REMOVAL; ACTION FOR RECOVERY OF POSSESSION**

It is unlawful for a landlord to physically lock out a tenant from the tenant's rental unit or otherwise prevent a tenant from living there (for example, by removing locks, doors, or windows from the rental unit) without a court order. A tenant who has been unlawfully locked out may petition the district court to get back in.

The petition must:

1. Provide a description of the rental unit.
2. Provide the owner's name.
3. State the facts that make the lockout or exclusion unlawful.
4. Request that the tenant be given possession of the unit.

If the court agrees with the tenant, it may order the sheriff to help the tenant get back in. If the court decides the landlord knew or should have known that the lockout or other exclusion was unlawful, the court can order the landlord to pay the tenant damages, plus reasonable attorney's fees.