

### **SUMMARY**

**Virginia Residential Landlord and Tenant Act; early termination of rental agreement; victims of family abuse, sexual abuse or criminal sexual assault, stalking, or human trafficking.** Provides that a tenant who is a victim of family abuse, sexual abuse or other criminal sexual assault, stalking, or human trafficking may terminate such tenant's obligations under an active and current rental agreement if the tenant has obtained an emergency protective order or preliminary protective order or a magistrate, law-enforcement agency, grand jury, special grand jury, or court has issued a warrant, summons, information, or indictment charging any such crime. Under current law, there must be a permanent protective order or a conviction before the tenant may terminate such obligations under a rental agreement.