

Subject Residential leases; prohibiting naming minors in residential leases

Authors Hussein and others

Analyst Mary Davis

Date March 16, 2026

Summary

Prohibits a landlord from listing a minor on a residential tenancy lease, or listing a minor on an eviction action, unless the minor is the only tenant for the unit.

This section also provides that this prohibition cannot be waived, and that the tenant can recover damages for a violation of this section.

This section would apply to leases entered into or renewed on or after August 1, 2026.