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Landlord Leasing Fraud: The Orozco Case And Its Implications For Leasing Lawyers And Their Clients

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If a tenant receives a verbal assurance from a landlord while negotiating a lease, and the assurance is not written in the lease, does the tenant have any recourse if the assurance turns out to be false?

Does the answer change if the tenant did not fully read the lease, and took the landlord at his or her word? What if the lease contains an integration clause, or the parties agree to a separate estoppel certificate, stating that the written lease included all terms agreed to by the parties, and that no other terms or assurances outside of the written lease are part of the agreement?

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