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Upon the filing of a petition pursuant to the Bankruptcy Code, 11 U.S.C. § 101, et seq., the normal contract rights and obligations of landlords and tenants, as well as the remedies available to enforce such rights and obligations, can change dramatically. When a landlord or a tenant files a bankruptcy petition, the attorney for the non-filing party must know how the Bankruptcy Code will affect his or her client's rights and must move quickly to preserve those rights.