



Tenant Hotline

Phone: 612-728-5767

Online: homelinemn.org/email

Minnesota Landlord/Tenant Law During the COVID-19 Pandemic

Featuring Guest Speaker Attorney Kim Tennyson, Tennyson Law, PLLC

January 27, 2021— 1:30-3:00pm

Managing Attorney & Tenant Hotline Director Michael Vraa

Executive Director Eric Hauge

What is HOME Line?

- HOME Line is a statewide nonprofit organization providing free legal, educational, and advocacy services to Minnesota renters. We have advised over 260,000 renters since 1992.
- Our primary program is a free and confidential legal hotline any Minnesota renter can contact us to receive legal advice specific to their situation, in 4 languages.
- HOME Line has a staff of 23, including attorneys, tenant advocates, and tenant organizers. We also rely on volunteers and interns.



What is HOME Line?

HOME Line Tenant Hotline:

612-728-5767

Toll-free: 866-866-3546

- Para Español, llame al 612-255-8870
- Af- Soomaali wac 612-255-8860
- Hais lus Hmoob, Hu 612-255-7104
- Online: [homelinemn.org/email](mailto:homelinemn.org)



HOME Line COVID-19 Resources & Webinars

**TWO WEEKS FROM TODAY: Wednesday, February 10, 90-minute webinar
1:30 – 3:00 pm for both tenants and landlords**

Attorneys Katherine Pauk (Legal Services of NW MN) and John Buhta (Southern MN Regional Legal Services). Both will discuss the state of landlord/tenant law in the COVID-19 Era in Greater Minnesota.

More COVID-19 resources, recordings of past webinars, and registration for next weeks webinar on our website:

***homelinemn.org* — “COVID-19” tab at top right**



When will MN evictions be filed again?

- Minnesota Moratorium
 - Governor's Executive Orders—Feb. 12, 2021 is current Peacetime Emergency Declaration End
 - Been renewed by Governor ten times already
 - No more special sessions required until at least May
 - Could be some legislative agreement ending Peacetime Emergency or ending state eviction ban
 - Applies to most evictions, issuance of writs, and landlord-initiated lease terminations
 - Limited exceptions



When will MN evictions be filed again?

- MN Eviction moratorium upheld in Federal District Court: *Heights v. Walz* (issued 12/31/2020): Judge Brasel
- Landlord(s) argued: Contracts Clause, 1st, 5th (takings), 14th (Due Process) violations, etc.
- Court found for state:
 - Not a permanent taking---tenant still owes rent
 - Exceptions in EO 20-79 seemed important
 - Eviction is only delayed, not barred forever
 - Landlord can still sue for \$\$--just not possession



When will MN evictions be filed again? Federal hurdle #1

- CARES Act
- 30-day notice still required



When will MN evictions be filed again?

CDC Order—Federal Hurdle #2

- In effect through 3/31/2021---began in Sept. 2020
- Only protects tenants facing eviction for non-payment of rent
- Rent is still due--- NOT a “Rent Holiday”, Rent is not “Cancelled”
 - Late fees allowed
- Applies in states where there is no state/local eviction suspension or there is a less protective suspension



Landlord Attorney

Kim Tennyson

- Fully represents landlords in evictions
- Customized training for landlords and staff
- Tennyson Law, PLLC
 - kimtennyson@tennysonlawpllc.com
 - www.tennysonlawpllc.com
 - 612-234-1655





Q & A

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Thank You