



Tenant Hotline  
Phone: 612-728-5767  
Online: [homelinemn.org/email](mailto:homelinemn.org)

# Minnesota Landlord/Tenant Law During the COVID-19 Pandemic

Guest Speaker: LegalCORPS Program Coordinator, Sarah Lewis

April 14, 2021 – 1:30-3:00pm

HOME Line Managing Attorney & Tenant Hotline Director Michael Vraa

HOME Line 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](http://homelinemn.org/email)*



# HOME Line COVID-19 Resources & Webinars

**TWO WEEKS FROM TODAY:**

**Wednesday, April 28**

**1:30 – 3:00pm**

**Data from a full year of the eviction moratorium examined**

Guest Speakers: Andrea Palumbo, HOME Line Housing Attorney, and Leah DeGrazia, Saeks Public Interest Resident through the University of Minnesota Law School at HOME Line.

1.5 CLE credits to be applied for

Registration, more COVID-19 resources, recordings of previous webinars, on our website:  
***homelinemn.org*** — “COVID-19” tab at top right





# LegalCORPS

Connecting volunteer lawyers with  
microbusinesses and nonprofits

# What is LegalCORPS?

- ❖ LegalCORPS provides free legal assistance in non-litigation business law matters to low-income owners of small businesses, small nonprofit organizations and low-income innovators in Minnesota – through the services of volunteer attorneys.
- ❖ LegalCORPS itself is a nonprofit organization. Its mission is to expand access to the legal system – in the area of business and intellectual property law – to many who otherwise would be left out.
- ❖ LegalCORPS coordinates three primary service delivery models: brief advice clinics, full representation assistance, and educational workshops.
- ❖ Sound guidance on business law matters is essential to the success of any venture (whether for-profit or nonprofit), and the success of small businesses and nonprofit organizations is essential to the vitality of Minnesota's communities.

### **Brief Advice Clinics:**

- 30 minutes of confidential guidance/advice
- Consultations handled via phone - for now
- Limited scope representation
- No eligibility requirements
- Attorneys may recommend additional assistance or refer

### **Full Representation Assistance:**

- Becomes an option when assistance needed is of greater complexity and/or duration than what may be accomplished in a 30-minute consultation
- Requires income/revenue eligibility
- LegalCORPS follows 200% of the Federal Poverty Guidelines for the size of an applicant's household
- If placed, \$50 administrative fee, legal services are pro bono

### **Educational Workshops**

We are also able to recruit our volunteers to present to groups on particular legal topics of interest, e.g., business formation and governance, etc.

**Examples of legal issues for which LegalCORPS attorneys can provide guidance or assistance:**

- Choice of entity, formation of organization
- Contracts, commercial leases
- Taxation
- Employment law
- Risk management
- Real estate
- Governance; internal organization
- Commercial debtor/creditor rights and options
- Nonprofit incorporation, filing for tax exempt status
- Intellectual Property

LegalCORPS is UNABLE to assist with litigation matters or matters that appear headed toward litigation.

In 2020, we placed 85 business and nonprofit matters in full representation and coordinated 450+ brief advice consultations.



## **Brief Advice Clinic for Low-Income Residential Landlords**

We are now hosting a brief advice clinic for low-income landlords. To qualify for a free consultation, landlords must be at or below 300% of the Federal Poverty Guidelines for the size of their household. Given the nature of landlord/tenant law and the scope of our pro bono services, we will not be accepting matters in full representation.

The upcoming dates for this clinic are:

Wednesday, April 21<sup>st</sup> from 1:00 - 3:00 p.m.

Wednesday, April 28<sup>th</sup> from 1:00 - 3:00 p.m.

Wednesday, May 5<sup>th</sup> from 1:00 - 3:00 p.m.

Wednesday, May 19<sup>th</sup> from 1:00 - 3:00 p.m.

Wednesday May 26<sup>th</sup> from 1:00 - 3:00 p.m.

We will schedule more depending on both the demand and the capacity of our volunteers. As with the other brief advice clinics, all consultations will be held via phone and appointments taken in advance. Clients will be allowed to have up to a 30-minute consultation, so we are unable to accept more than 4 appointments per shift.

Interested landlords should contact Sarah Lewis at [slewis@legalcorps.org](mailto:slewis@legalcorps.org) or (651) 583-5980.



Sarah Lewis  
Program Coordinator

LegalCORPS  
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(651) 583-5980  
[slewis@legalcorps.org](mailto:slewis@legalcorps.org)

# When will MN evictions be filed again?

- Minnesota Moratorium (EO-20-79)
  - Governor's Executive Orders—mid-May, 2021 is current Peacetime Emergency Declaration End
    - Been renewed by Governor thirteen times already, latest renewal today
    - No more special sessions required until at least May (session ends May 17)
    - Could be some legislative agreement ending Peacetime Emergency or ending state eviction ban
    - Successful court challenge could end moratorium as well



## When will MN evictions be filed again? Competing legislative bills

- Senate and House versions remain different
- Both would add 'material breach' to exceptions for reasons for eviction
- Differing timelines on when various things occur
- Bills are at different legislative stages



# Federal Moratorium on Evictions

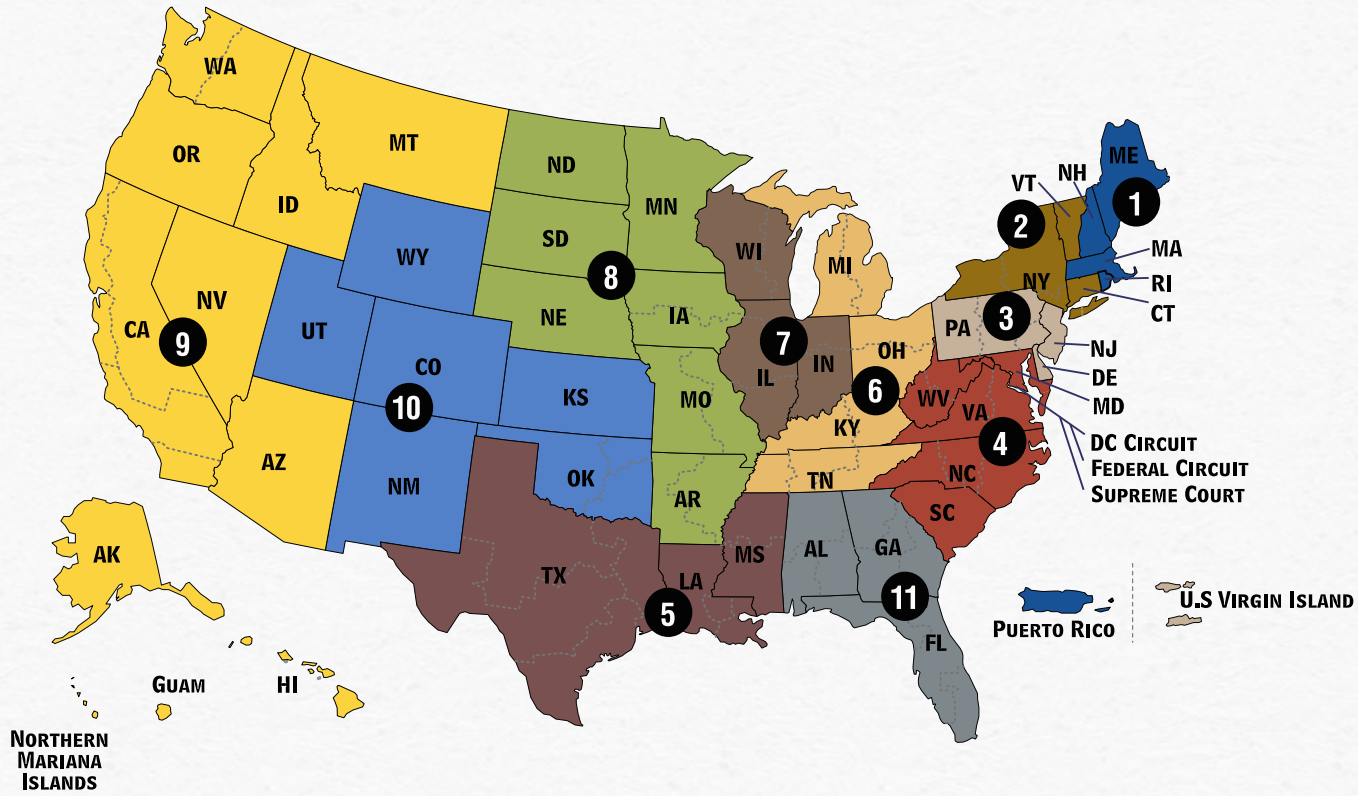
## CDC order status

- Currently expires June 30, 2021
- Three federal district court decisions have now ruled against the CDC moratorium
- *Terkel v. CDC*, (TX)
  - Fairly broad, constitutional critique of order
- *Tiger Lily v. HUD, CDC* (TN), *Skyworks v. CDC* (OH),
  - Both strictly analyze the limit of the statute authorizing CDC 'quarantine' power



# Geographic Boundaries

of United States Courts of Appeals and United States District Courts





## Q & A

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Thank You