

HOME Line's tenant organizing webinar series continues...

Eviction Defense:

What it is and how to do it

with Inquilinxs Unidxs por Justicia

Jan. 7th, 2021 6:00 - 7:30 PM



Get to know HOME Line

HOME Line provides free and low-cost legal, organizing, education, and advocacy services so that tenants throughout Minnesota can solve their own rental housing problems. We work to improve public and private policies relating to rental housing by involving affected tenants in the process.

- For English, call [612-728-5767](tel:612-728-5767) or [email your question](#).
Toll-free from Greater Minnesota: [866-866-3546](tel:866-866-3546)
- Para Español, llame al [612-255-8870](tel:612-255-8870).
- Af- Soomaali wac [612-255-8860](tel:612-255-8860).
- Hais lus Hmoob, Hu [612-255-7104](tel:612-255-7104).

What happens during an eviction?

- Formal vs informal evictions
 - Non-payment of rent
 - Illegal activity
 - Breaches of lease
- Timeline:
 - Landlord files eviction in county court
 - Court issues an eviction summons with court hearing
 - Settled out of court most often
 - Trial in front of a judge
 - Writ of recovery issued
 - Sheriff arrives at the property

Evictions during the pandemic

Gov. Walz declared a moratorium on evictions that began March 13, 2020 and continues today. How long it will last is unclear.

There are exceptions to the moratorium. Landlords can evict for the following:

1. Some illegal activity
2. Endangerment of other tenants, employees, LL
3. Significant property damage
4. LL's family member needs to be moved in

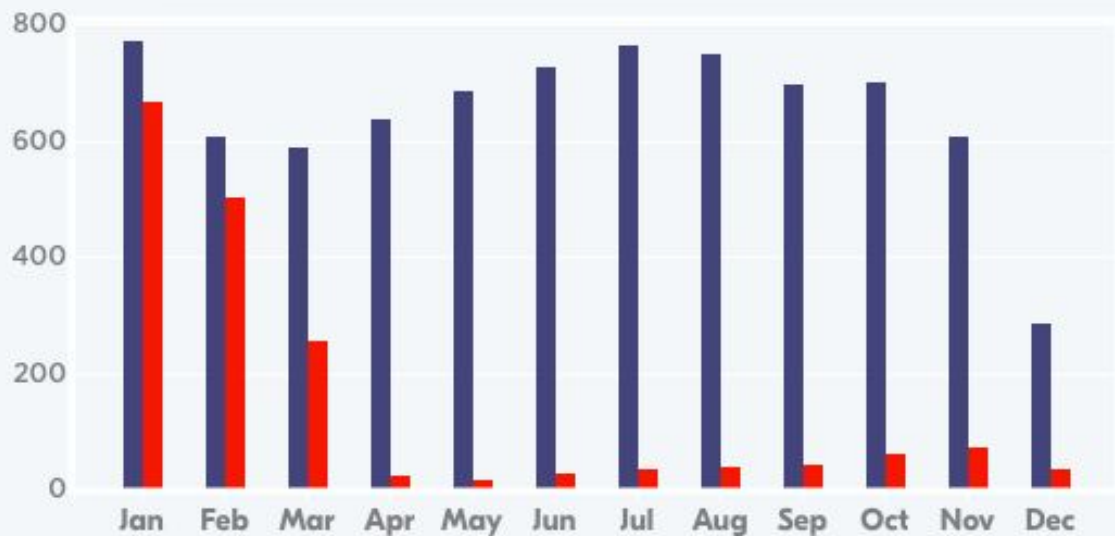
HOME Line conducted preliminary research in fall 2020 and found that evictions on the basis of drug use have increased.

Changes in eviction filings

Eviction filings in the Twin Cities were running below historical average in January and February of this year.¹ That pattern accelerated in March, and in May eviction filings in Hennepin and Ramsey Counties were 98% below average. Filings have increased since then, but remain well below historical average while the state eviction moratorium is in place.

■ AVERAGE FILINGS ■ FILINGS THIS YEAR

MONTHLY EVICTION FILINGS



Partial December filings as of 12/12, relative to average for same period

Source: Eviction Lab

What are your legal rights during an eviction?

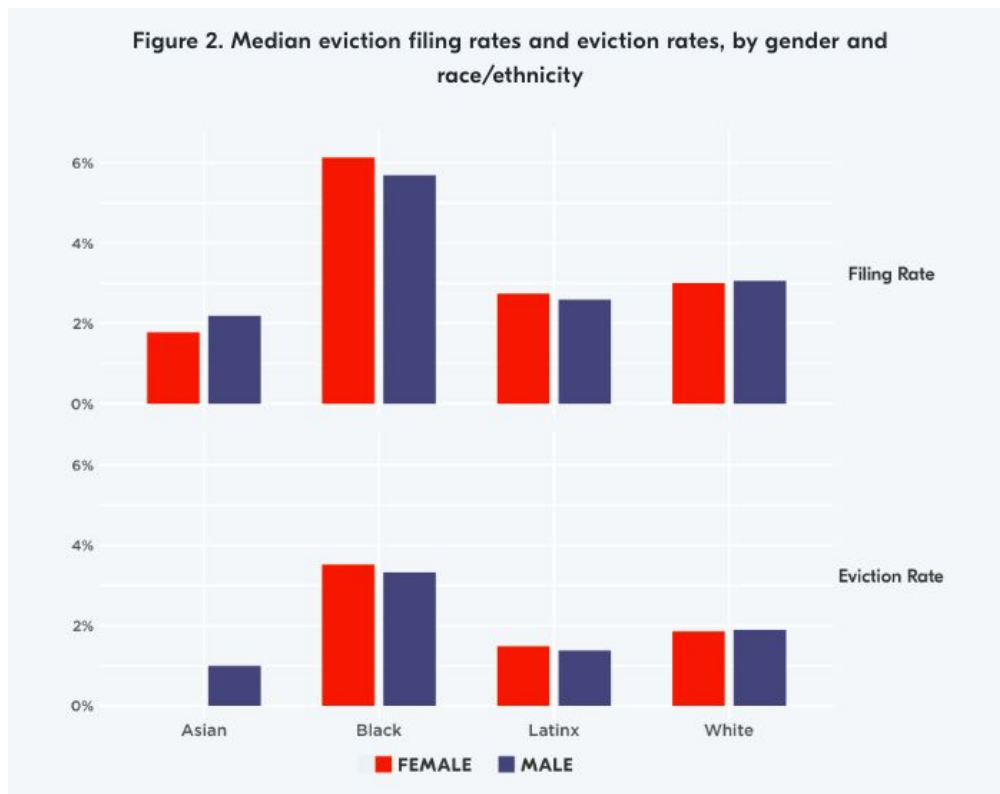
- Right to due process (properly served)
- You have the right to seek representation or defend yourself in court
- You can access legal services:
 - HOME Line (does not represent)
 - Legal Aid (MMLA, SMRLS, etc.)
 - Some counties have eviction counseling present at the courthouse
- If the eviction is dismissed, you can expunge it from your record

Who do evictions impact?

- Non-white, esp. Black renters (80%)
- Women (60-70%)
- Families

Source: Eviction Lab

(<https://evictionlab.org/demographics-of-eviction/>)



What is eviction defense?

Eviction defense can mean a range of actions to prevent renters from losing access to their homes.

What HOME Line does:

- Letters
- Hotline attorneys
- Data research
- Policy advocacy
- Public education (presentations and webinars)
- Organizing & door knocking (get in touch!)

**TAKE A STAND
STOP EVICTIONS**

Homes
are
Healthcare

TENANTS KEEP
YOUR DISTANCE
LANDLORDS KEEP
YOUR DISTANCE

OUR NEIGHBORS
ARE NOT FOR SALE

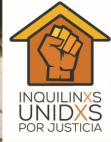
NO EVICTIONS

NE 13th
NE Jeffer

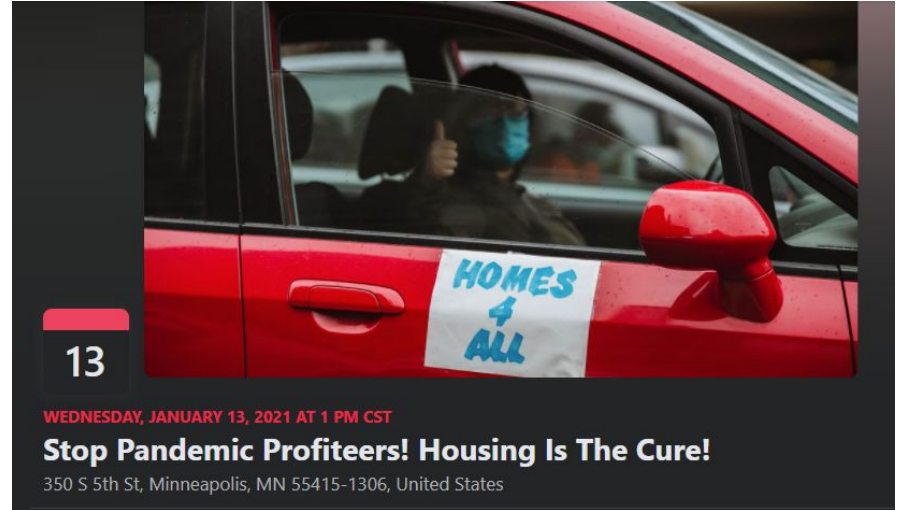
STOP
ALL

Take Action!

**We will not allow
Evictions in Minneapolis!**



**Take Action NOW!
Text the word Stay to 474747**



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WEDNESDAY, JANUARY 13, 2021 AT 1 PM CST

Stop Pandemic Profiteers! Housing Is The Cure!

350 S 5th St, Minneapolis, MN 55415-1306, United States

Erin West: erinw@homelinemn.org
Erin Lynch: erin@inquilinxunidx.org

Next Webinar:

Public Advocacy: How to strategically
contact elected officials

February 4th, 6:00 PM