

*HOME Line's Tenant Organizing Webinar series continues...*

# **What does the eviction moratorium off-ramp mean for renters?**

---

August 12th, 2021 6:00 - 7:00 PM

Erin West - Tenant Organizer, HOME Line

Andrea Palumbo - Evictions Attorney, HOME Line

Nadia Hecker-O'Brien - Housing Specialist, Volunteers Enlisted to Assist People

Regan Reeck - VISTA Tenant Organizer, City of Bloomington

# 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?

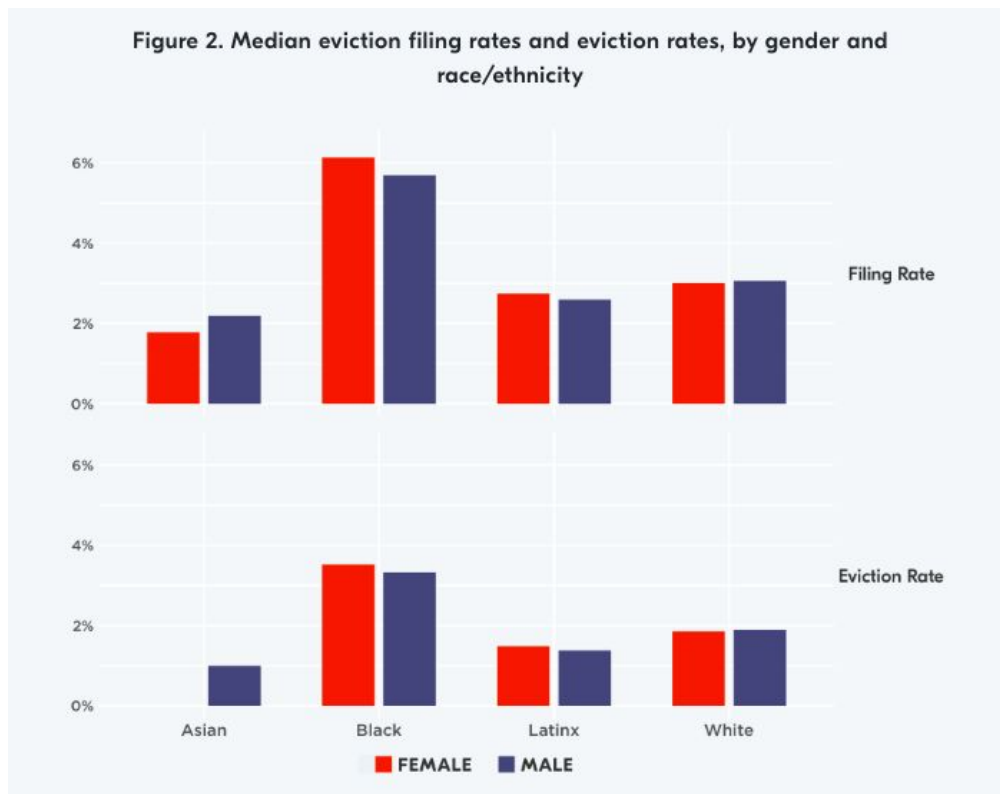
- Formal vs informal evictions
  - Non-payment of rent
  - Illegal activity
  - Breaches of lease
- Timeline:
  - Landlord files eviction in county court
  - Court issues an eviction summons with court hearing
  - Settled out of court most often
  - Trial in front of a judge
  - Writ of recovery issued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

# Who do evictions impact?

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

Source: Eviction Lab

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



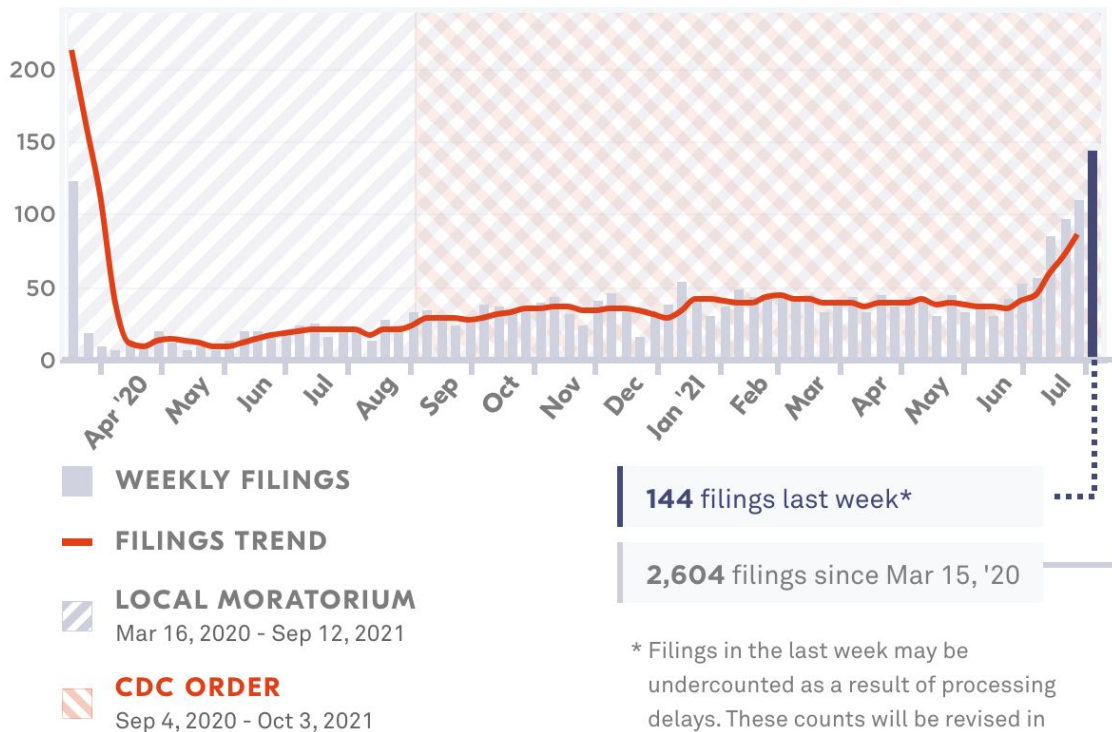
# Evictions during the pandemic

Gov. Walz declared a moratorium on evictions that began March 13, 2020. That moratorium is now phasing out and landlords are increasingly able to evict tenants.

HOME Line has already experienced record calls to our hotline and exponential growth in eviction filings.

# Eviction trends in Minnesota

EVICTON FILINGS BY WEEK



\* Filings in the last week may be undercounted as a result of processing delays. These counts will be revised in the following week.

# What happens now?

## The eviction moratorium is ending



Know your rights. Mark these dates. Learn what you can do to stay in your home.



Your lease could be terminated if you materially violate your lease agreement (does not include nonpayment of rent).

You could be evicted if you qualify for rental assistance but refuse to apply.



You could be evicted if you materially violate your lease agreement (does not include nonpayment of rent).



Your lease could be terminated if you have not paid your rent and are not eligible for COVID-19 rental assistance.



You could be evicted if you have not paid your rent and are not eligible for COVID-19 rental assistance.



All lease termination and eviction protections are lifted except for eligible renters with pending COVID-19 rental assistance applications.



All lease termination and eviction protections are lifted.

# What are your legal rights during an eviction?

## Know your rights and responsibilities



### 15-day notice

Between now and Oct. 12, property owners must give tenants a 15-day notice before they file an eviction for nonpayment.



### Apply for help

You might be eligible for rental assistance. Go to [RentHelpMN.org](https://RentHelpMN.org) or call 211.



### Refuse to apply?

Tenants who are behind on rent and eligible for help but refuse to apply can be evicted starting June 30.



### Have legal questions?

Visit [LawHelpMN.org](https://LawHelpMN.org) for additional information and legal resources.



# 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!)

**Q & A**

# RENT HELP MN

- **The barriers are high!**
  - Computer = necessary
  - Requires a lot of documents at time of applying
  - Pre-application in multiple languages; main application in English **ONLY!**
  - Non-English speaking applicants will generally be communicated with in English only 😞
- Pending application keeps folks safe from non-payment eviction → **an incomplete application does NOT!**



## Applications

Number	Program	Status	Explanation	Actions
1092	COVID-19 Emergency Rental Assistance (State)	Final Review	Your application is in final review prior to submission for funding.	<a href="#">PRE-QUALIFICATION LETTER</a>

Assistance is provided on a fair and equal basis and the RentHelpMN program does not discriminate on the basis of race, color, creed, national origin, sex, religion, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation in the provision of assistance.

Tennessee warning:

The purpose of this notice is to enable you to make an informed decision about whether to give data about yourself. This information is being collected to facilitate the implementation of the Emergency Rental Assistance Program, to effectively manage and evaluate the program's effectiveness, to comply with reporting requirements to the United States Department of Treasury, and to efficiently administer future COVID-related housing assistance programs specifically authorized by the legislature or mandated by the federal government. You are not legally required to provide any of the requested data; however, if you do not provide the data, we may not be able to provide you with the services or resources you are requesting. Your data may be shared between the Minnesota Housing Finance Agency, local jurisdictions implementing the Emergency Rental Assistance Program (Anoka County, Dakota County, Hennepin County, Ramsey County, Washington County, the City of Minneapolis, the City of Saint Paul), the United States Department of Treasury, the program administrators and contractors, community agencies funded from state, federal, and local resources that help provide housing assistance, and the organization(s) identified as holding debt for which you are seeking assistance, and other parties the Minnesota Housing Finance Agency deems necessary. The data can also be shared upon court order or provided to the state or legislative auditor.

## Your Application Status as of

August 11, 2021 :

**"Final Review "**

Your application's status reflects its current step in processing. Please check your email for updates and possible requests for additional information.

- **Final Review** - Your application is in final review prior to submission for funding.

## Proof of Pending Application for COVID-19 Emergency Rental Assistance

To whom it may concern,

On 06/01/2021, **applicant** submitted an application for COVID-19 emergency rental assistance through RentHelpMN.org. This website hosts a program made possible by federal emergency rental assistance funds and is administered by a partnership between Minnesota Housing, the counties of Anoka, Dakota, Hennepin, Ramsey and Washington as well as the cities of Saint Paul and Minneapolis that are responsible for receiving applications for federal rental assistance funds. Eligible funds include rent, utilities, and other housing related expenses as approved by the program.

**Applicant** has applied for ~~\$\$\$\$\$\$~~ in housing assistance for the month(s) of Jun 2021. **Applicant** is waiting to hear if they are qualified for the program, and how much they may be able to receive. As of the date of this letter, **applicant** application for COVID-19 emergency rental assistance is pending.

Please note that federal requirements prohibit housing providers from evicting tenants for nonpayment of rent for months of rent that are paid by a COVID-19 emergency rental assistance program. In addition, state law prohibits a housing provider from filing or proceeding with an eviction action for nonpayment of rent against a tenant with a pending application with a COVID-19 emergency rental assistance program through June 1, 2022.

If you have any questions about the program, you can find out more information at at [www.RentHelpMN.org](http://www.RentHelpMN.org)

Sincerely,

RentHelpMN.org Program Team

# Door-knocking for Eviction Prevention

- Important that you do your best to connect with the resident ASAP
  - Barriers to attending court hearing high
  - Still being held primarily online and requires knowledge of Zoom and access to a stable internet connection.
- Go in teams of two if possible and do your best to get into the building
  - Act like you belong.
- Call via intercom, knock on their door and leave behind information and resources

- Turn around time between court hearing and eviction can be quick
  - An eviction on record makes housing very difficult to find
  - Housing resources?
- Do what you can, you might not get into contact. That's okay.