



Tenant Hotline

Phone: 612-728-5767

Online: [homelinemn.org/email](https://www.homelinemn.org/email)

Evictions during the Phaseout: An Overview

September 14, 2022 – 1:30-3:00pm

Housing Attorney Andrea Palumbo

Eviction Data Assistant Oscar Nieves Rubio

Housing Attorney Rachael Sterling

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 289,000 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 22, 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



Eviction Moratorium Phaseout

A Brief History



Restrictions on Evictions During the Pandemic

- Executive Orders 20-14, 20-73, 20-79
 - Stayed most evictions from March 2020-June 2021
- Replaced by Minnesota Session Laws 2021, 1st Special Session, Chapter 8 H. F. No. 4, Article V
 - AKA – “The Off-ramp” or “Eviction Moratorium Phaseout”
 - Effective June 30, 2021
 - Last protection expired May 31, 2022



Phase 1
June 30, 2021

Phase 2
July 14, 2021

Phase 3
Aug. 13, 2021

Phase 4
Sept. 12, 2021

Phase 5
Oct. 12, 2021

Phase 6
June 1, 2022

Landlords can file evictions and terminate leases when:

- tenant seriously endangers the safety of others,
- tenant significantly damages property,
- tenant allows illegal activity on premises (504B.171 Subd. 1)
- Manufactured home residents fail to comply with manufactured home related laws.

Landlords can terminate/non-renew leases for:

- material violations of the lease other than nonpayment of rent

Landlords can file evictions for:

- Tenants who owe rent and refuse to apply for the COVID-19 emergency rental assistance.
- Tenants who owe rent and refuse to give their landlord info needed to apply for the COVID-19 emergency rental assistance.
- Tenants who owe rent and refuse to provide proof that they applied for the COVID-19 emergency rental assistance.

Landlords can file evictions for material lease violations

Landlord cannot file evictions for non-payment of rent

Landlords can terminate leases and not renew leases of tenants behind on rent and ineligible for COVID-19 emergency rental assistance

Landlords can file evictions for tenants behind on rent who are ineligible for COVID-19 emergency rental assistance

Most off-ramp protections end this day

Landlords can end a lease for any legal reason with appropriate notice under the lease

Landlords can file evictions for any legal reason EXCEPT for non-payment of rent evictions for tenants who have a pending COVID-19 emergency rental assistance application

Protections for tenants with pending COVID-19 emergency rental assistance applications expire on June 1, 2022



Data Collection Process

1. Minnesota Public Access (MPA) Overview: Cases search by date
2. Case details acquisition & data entry





Minnesota Public Access (MPA) Remote

Court documents cannot be viewed in MPA Remote.

[Sign Up to Receive Updates](#)

Minnesota Public Access (MPA) Remote offers online access to case information for certain court records in the Minnesota Court Information System (MNCIS).

The information is limited as described in the [MN Rules of Public Access to Records of the Judicial Branch](#).

[Online Access](#) | [FAQs](#) | [How to Search MPA Remote](#) | [At a Courthouse](#) | [Contact Us](#)

Important Notice Regarding Searching for Wills

Required Acknowledgement for MPA Remote

Please read and acknowledge these terms before using MPA Remote to access district court records:

1. **UNOFFICIAL RECORDS.** The information available on MPA Remote is provided as a service and is not considered an official court record. The Minnesota Judicial Branch does not certify MPA Remote records or search results and is not responsible for any errors or omissions in the

<https://www.mncourts.gov/Access-Case-Records/MPA-Remote.aspx>

Search Menu

Civil, Family & Probate Case Records



Enter the characters seen above:

(*) Required Fields

Search By:

Case:

* Case Number:

Case Status:

All Open Closed

Date Filed:

(e.g. 11/12/1955)

On or After

and

On or Before

Sort By

Civil, Family & Probate Case Records Search Results

[Skip to Main Content](#) [Logout My Account](#) [Search Menu](#) [New Civil Search](#) [Refine Search](#)

Location : All MNCIS

Record Count: 22

Search By: Case Exact Name: on Case Search Mode: Number Case Number: 02CV22* All All Date Filed On or After: 7/29/2022 Date Filed On or Before: 7/29/2022 Sort By: Filed Date

Case Number	Style	Filed/Location/Judicial Officer	Type/Status
02-CV-22-00000	Jane Landlord vs John Doe, Mary Doe	07/29/2022 Anoka	Eviction Open
02-CV-22-00001	ABC Corporation vs Jane Roe, John Roe	07/29/2022 Anoka Gibbs, Sean C.	Eviction Open
		07/29/2022 Anoka Lehmann, Thomas R.	Consumer Credit Contract Open
02-CV-22-00003	ABC Bank vs Mary Doe, Jane Doe	07/29/2022 Anoka Brown, Suzanne	Eviction Open
02-CV-22-00004	XYZ Management Corp vs ABC Business	07/29/2022 Anoka Cunningham, James A., Jr.	Eviction Open



Case details acquisition & data entry

1. Minnesota Court Records Online (MCRO) Document Search
2. HOME Line database





Minnesota Court Records Online (MCRO)

[Access MCRO](#)

[Sign up to receive updates](#)

*****ATTENTION***** Use a PDF viewer such as Adobe Reader to view documents downloaded from Minnesota Court Records Online (MCRO).

[Overview](#)[FAQs](#)[Contact Us](#)

Minnesota Court Records Online (MCRO) is a new application to provide online access to Minnesota state district (trial) court records and documents. Currently in Phase 2 of its rollout, MCRO provides online access to many public district court documents.

Minnesota Public Access (MPA) Remote remains available.

MCRO will eventually replace MPA Remote as the online platform for public access to district court records. MPA Remote will continue to be fully accessible to the public until all three phases of the MCRO rollout are complete.

<https://www.mncourts.gov/Access-Case-Records/MCRO.aspx>



Document Search

Enter Case Number * (Required)

02-CV-22-00000



Find Documents

Clear

This search is protected by reCAPTCHA and the [Google Privacy Policy](#) and the [Google Terms of Service](#) apply.
By using our site, you agree that you have read and accept our [MCRO Terms and Conditions](#).

Print

Case Details

Case Number: 02-CV-22-00000

Case Title: Jane Landlord vs John Doe, Mary Doe

Documents Available Online

07/29/2022

Summons

View Document

1 page

Back to

07/29/2022

Complaint-Civil

View Document

2 pages

Case Number

Tenant Names

A Street Address

Unit Number

City

Zip

County

Needs letter sent

Send to MHFA

Date Filed

Date Collected

Date Letter Sent

Date Tenant Called

Letter Returned Yes No

B Case Exception (not mailing a letter)

- Commercial case
- Tenant represented
- No summons issued
- Hearing too soon
- No hearing/case dismissed
- Foreclosure
- Contract for deed
- Monitor
- Contacted by ARS

C Initial Hearing Date & Time

Reason/Grounds Stated for Case

- Nonpayment
- Breach of lease
- Holding over
- 504B.171
- Unlawful detention (504B.301)
- Other/None

Access to hearing

Case Outcome

- Case still pending
- Dismissal
- Judgment for LL
- Settlement
- Writ issued
- Trial
- No longer public

Notes



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Zoom info
 ID: 0000111000
 Passcode: 123password

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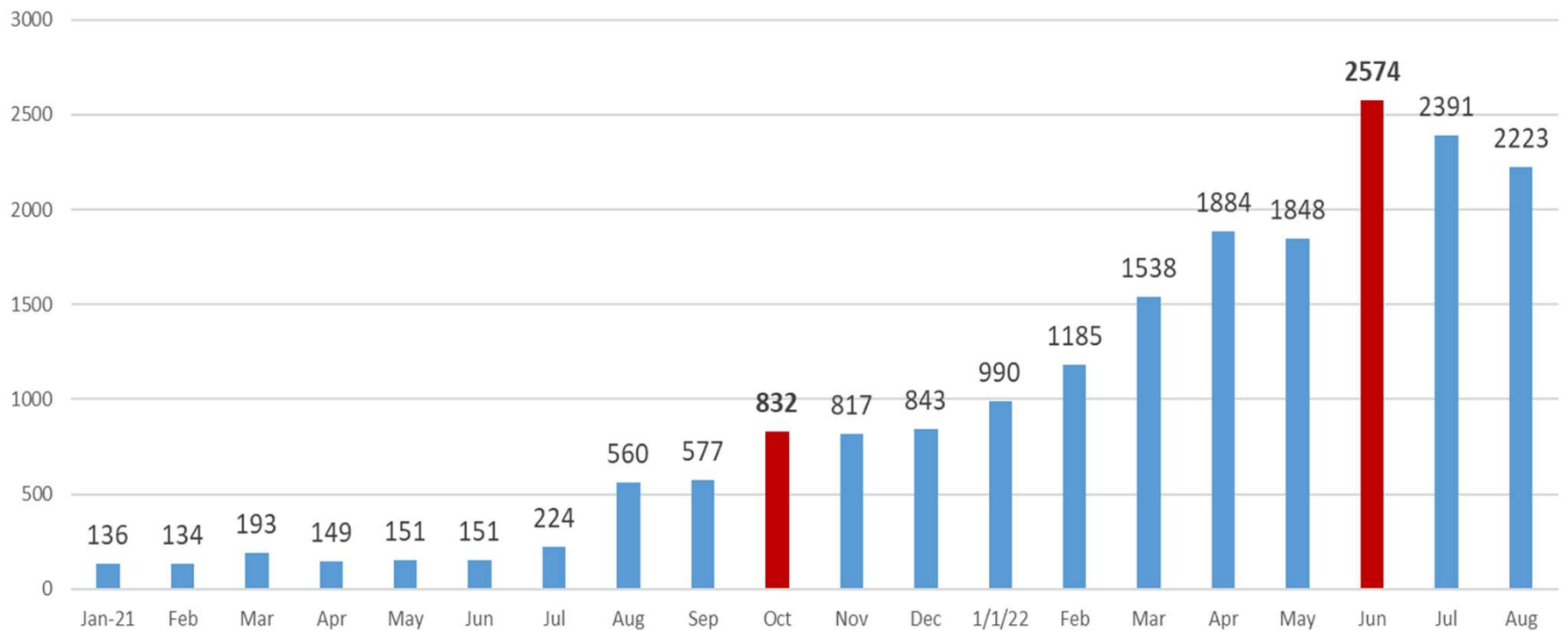
Notes

Breach of Lease:
 Excessive noise,
 unauthorized pets
 and occupants

C

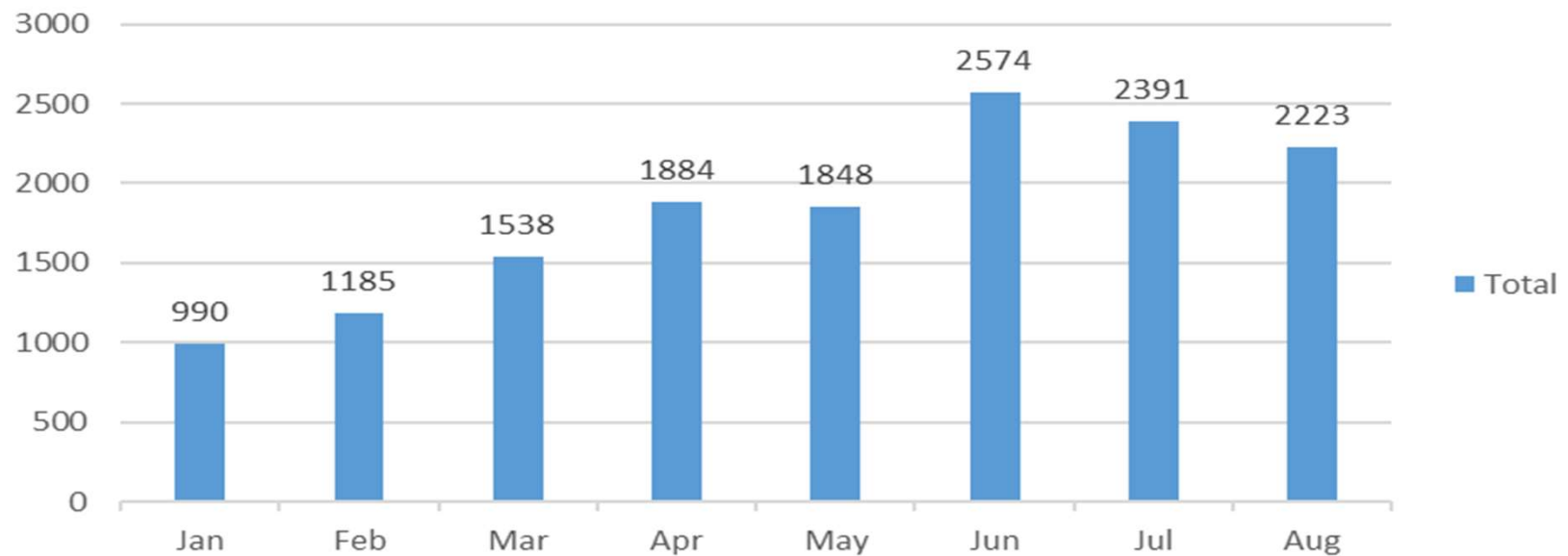


Cases Filed Statewide



2022 Case Filings

Count of case_number



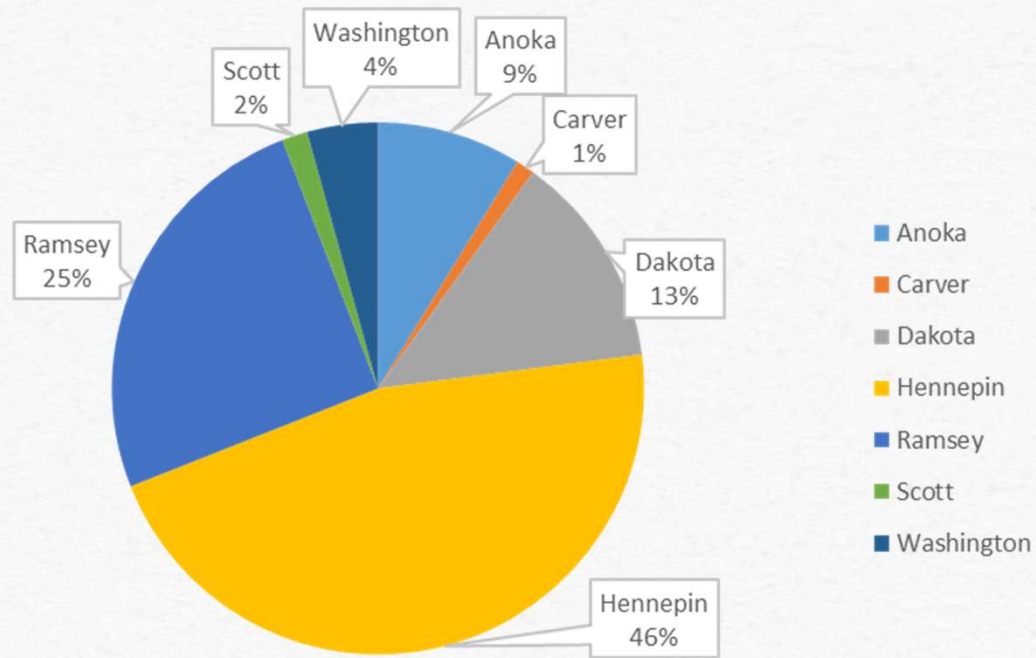
date_case_filed ▼

What did we say in 2020 and 2021?

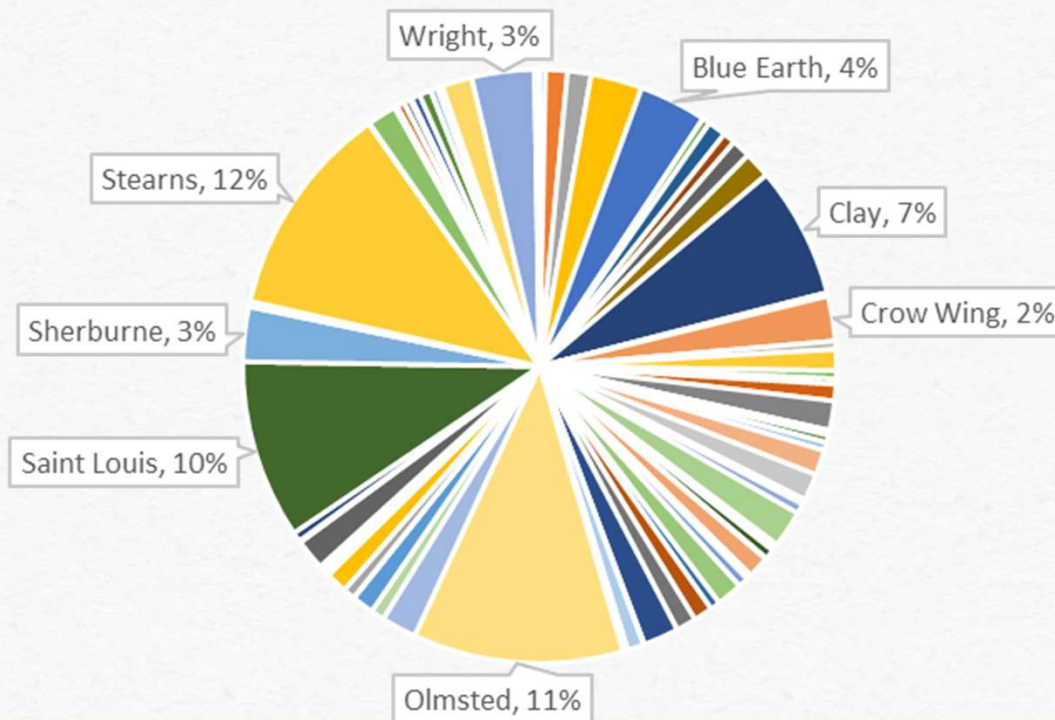
- Typical year sees around 10,000 - 11,000 eviction cases filed in Metro Area, 5000 in Greater MN (HOME Line Research Director)
- Hennepin County: 450-550 new eviction filings each month (2019) - estimated 4000 cases waiting for moratorium to be lifted, majority of these are in Minneapolis (HOME Line Webinar, 7/15/2020)
- Statewide estimate - close to 15,000 cases waiting to be filed



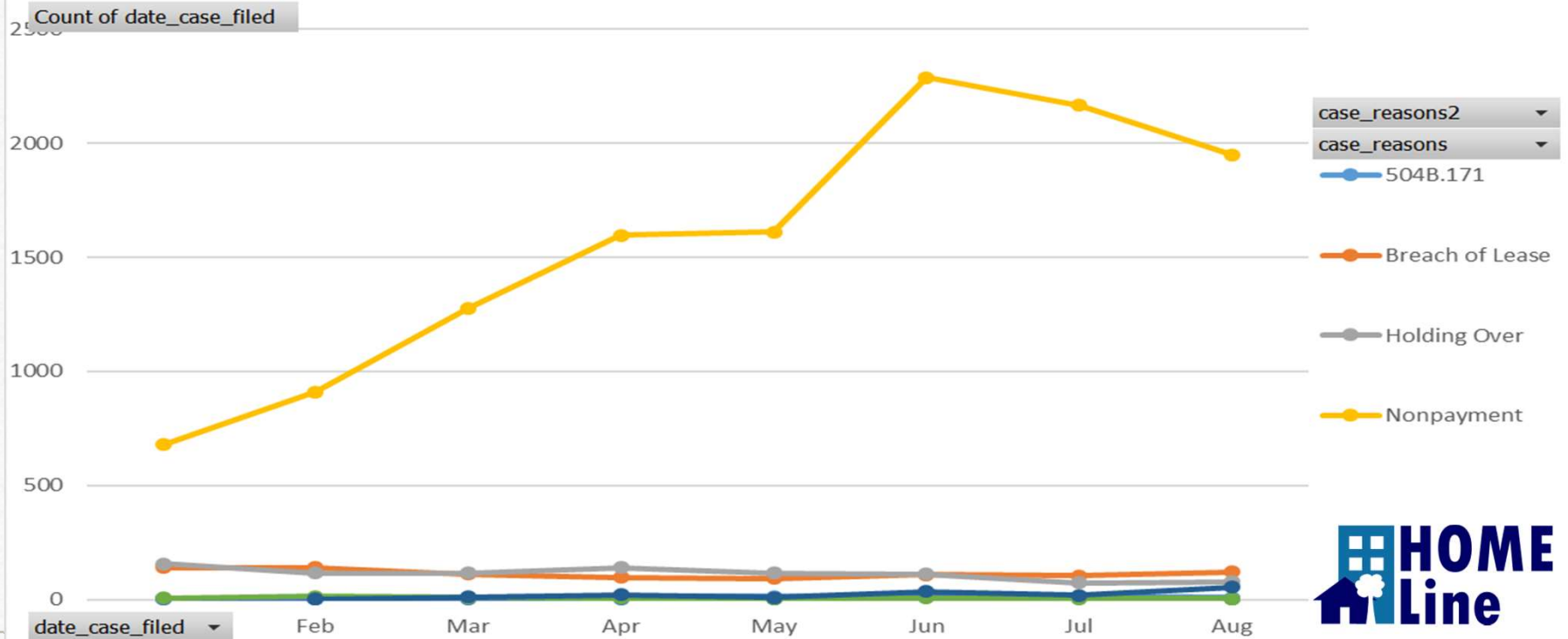
2022 Cases Filed - Metro



2022 Cases Filed - Greater MN

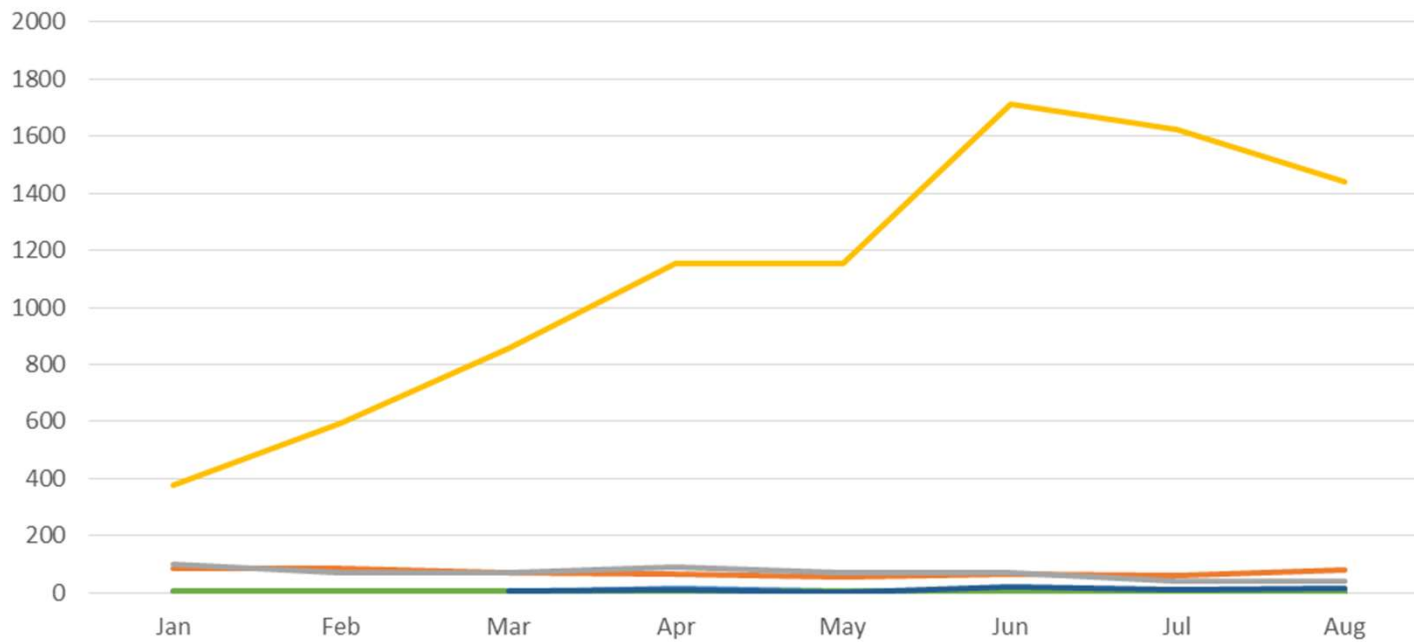


Grounds for eviction



Grounds for eviction - Metro

Count of case_number



case_reasons2

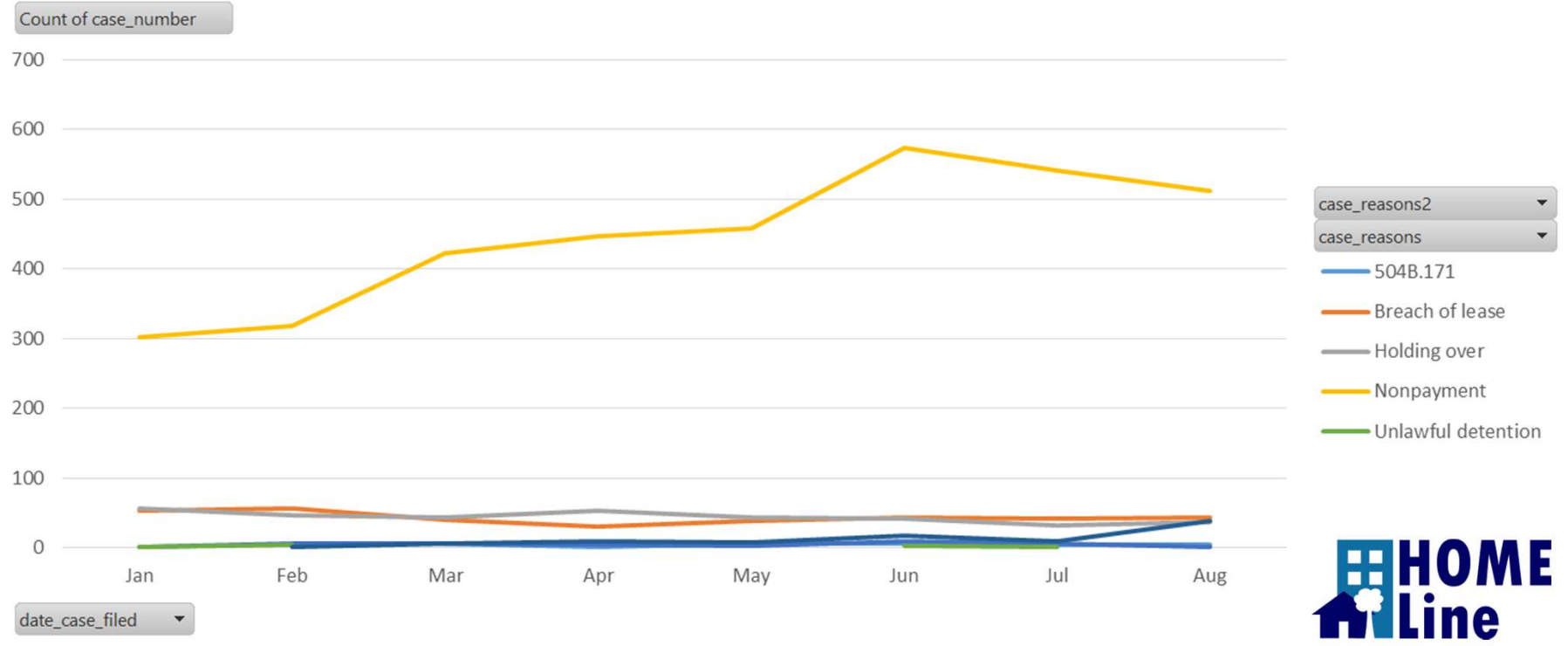
case_reasons

- 504B.171
- Breach of Lease
- Holding over
- Nonpayment
- Unlawful detention

date_case_filed



Grounds for eviction - Greater MN



How are courts responding

- Still virtual - housing cases are minor civil cases, presumptively virtual unless presiding judges determines exceptional circumstances exist for doing in-person appearance
- MN Supreme Court Order Governing the Continuing Operations of the Minnesota Judicial Branch, April 19, 2022
- oneCourtMN Hearings Initiative Policy, June 6, 2022



Metro Area

- Calendars added to standing calendar:
- Hennepin County - morning and afternoon 5 days a week
- Ramsey County – morning and afternoon, 3 days a week



6th District

- 6th District - St. Louis, Carlton, Lake, Cook counties
- Consolidated calendars - single referee hearing cases
- Case management conference - trial
- Services available on call



3rd District

- Southeastern MN counties - except Rice County
- Consolidated calendars
- Services available on Zoom calls



What do tenants need to know?

- Hearing dates may change
- Go to court/do the hearing
- Tenant services available at some counties





Q & A

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- Peb lub koom haum HOME Line muaj neeg txhais lus Hmoob. Hais lus Hmoob, Hu 612-255-7104.



Thank You