

Changes to Tenant/Landlord Law for 2024

December 7, 2023 9am - 3pm via Zoom

Part I (90 minutes) Evictions

9am - 10:30am *Evictions, Pre-Eviction Notices*

Attorneys Mary Kaczorek, Jesse Smith, Alena Carl, and Jess Mikkelson

- [504B.268] RIGHT TO COUNSEL IN PUBLIC HOUSING; BREACH OF LEASE EVICTION ACTIONS.
- 504B.285 EVICTION ACTIONS; GROUNDS; RETALIATION DEFENSE; COMBINED ALLEGATIONS
- 504B.291 EVICTION ACTION FOR NONPAYMENT; REDEMPTION; OTHER RIGHTS
- 504B.321 COMPLAINT AND SUMMONS.
- 504B.331 SUMMONS; HOW SERVED
- 504B.335 ANSWER; TRIAL.
- 504B.345 JUDGMENT; EXECUTION
- 504B.361 FORMS OF SUMMONS AND WRIT.
- 504B.371 APPEALS
- 504B.341 CONTINUANCE OF TRIAL

Break Number 1 (5 minutes)

Part II (85 minutes) - Eviction Expungements and Tenant Rights, part 1

10:35am - 11:05am *Expungements*

Attorney Sonja Woodward

- 484.014 HOUSING RECORDS; EXPUNGEMENT OF EVICTION INFORMATION
- 504B.321 COMPLAINT AND SUMMONS.

11:05am - 12pm *Move In/Out Inspections, Early Lease Renewals, Limitations on Crime Free Ordinances*

Attorney Shana Tomenes

- [504B.182] INITIAL AND FINAL INSPECTION REQUIRED
- [504B.144] EARLY RENEWAL OF LEASE
- 504B.171 COVENANT OF LANDLORD AND TENANT NOT TO ALLOW UNLAWFUL ACTIVITIES.

30 minute lunch break

Part III - Tenant Rights, part 2 (60 minutes)

12:30pm - 1:30pm *ETRA, Heat, Privacy, Prohibition on Pet Declawing/Devocalization*

Attorneys Matt Eichenlaub and Ama Carrión

- 504B.381 EMERGENCY TENANT REMEDIES ACTION
- 504B.161 COVENANTS OF LANDLORD OR LICENSOR
- 504B.211 RESIDENTIAL TENANT'S RIGHT TO PRIVACY
- [504B.114] PET DECLAWING AND DEVOCALIZATION PROHIBITED

Break Number 2 (5 minutes)

Part IV - Lease Provisions (40 minutes)

1:35pm - 2:15pm Fee Disclosures, Break Lease due to Infirmary

Attorneys Mike Vraa and Daniel Sutor

- [504B.120] PROHIBITED FEES
- [504B.266] TERMINATION OF LEASE UPON INFIRMITY OF TENANT

Part V - Cannabis (45 minutes)

2:15pm - 3pm Cannabis

Attorney Andrea Palumbo

- [342.09] PERSONAL ADULT USE OF CANNABIS

Q&A as time allows throughout and at end