



STRATEGIES AND INFORMATION TO PREVENT EVICTIONS

COVID-19 has affected everyone, especially Black, poor and working-class people.

It has made an already challenging housing climate worse.

No one should be evicted during a pandemic.

What you need to know about the eviction process:

- 1. Landlords do not have the legal authority to evict tenants – only courts do.** A “7-day notice” (“Demand for Possession”, “Notice to Quit”) is not an eviction order. Changing locks, turning off utilities, or other acts that prevent you from entering or using your rental property are illegal. Only a court officer (bailiff) may remove a tenant and their personal belongings from a rental property. *A legal eviction requires a court order issued by a judge.*
- 2. Rental assistance and free legal aid are available.** A statewide rental assistance fund called the COVID Emergency Rental Assistance (CERA) program can cover up to 12 months of past-due rent (and utility payments) for tenants experiencing hardship due to the pandemic. *Use the contact information below to access rental assistance.*
- 3. There is a federal ban on evictions for nonpayment of rent until July 31st, 2021.** Renters are not automatically protected by the ban; you must ‘opt-in’ by filling out a form (see link to download it below) and delivering a copy of it to your landlord (keep a copy for yourself). This ban does not eliminate rental payments and offers no financial assistance to tenants who cannot afford to pay their rent. *Apply for rental assistance using the info below.*
- 4. You have the right to a court hearing before being evicted and the power to challenge eviction – free legal aid is available.** Attending court hearings gives tenants the chance to avoid or delay eviction. Pay attention to and respond to any notices you receive from the court and attend any hearings that are scheduled. If you do not attend your hearing you will likely be given a “default judgement” and be evicted. *Use the information below to contact free legal aid.*

IF YOU ARE FACING EVICTION:

Call (866) 313-2520 or visit [DetroitEvictionHelp.com](https://www.detroitrenterhelp.com)

to apply for rental assistance or to access free legal aid

Apply for eviction protection (a delay until July 31, 2021) under the federal ban:

https://www.cdc.gov/coronavirus/2019-ncov/downloads/EvictionDeclare_d508.pdf



STEPS TO TAKE IF YOU ARE FACING EVICTION

1. Stay put

An eviction notice is not an eviction order. Only courts have the legal authority to evict tenants. Do not vacate your rental property.

2. Apply for rental assistance and contact free legal aid

Call (866) 313-2520 or visit DetroitEvictionHelp.com to access free legal counsel and to apply for rental assistance.

3. Assert your right to eviction protection under the federal moratorium

If you are facing eviction for unpaid rent to your landlord, assert your right to remain in the property until July 31st by filling out the CDC declaration form (see link to download this form on the other side of this flyer) and delivering a copy of it to your landlord (keep a copy for your records).

4. Attend any and all court hearings

If you received a summons from the 36th district court it should include the date and time of your hearing and instructions for how to attend. Your hearing is likely scheduled to take place remotely (online via “Zoom” or by phone, rather than in person). You can look up your case online at:

dapps.36thdistrictcourt.org/ROAWEBINQ/

5. Defend your home if necessary

Regardless of what happens in court, know that there are people willing to stand with you if you are willing to fight your eviction and keep you and your family safely housed.

Contact Detroit Eviction Defense for support:
detroitevictiondefense@gmail.com, (313) 530-0216