



## WHAT TENANTS NEED TO KNOW

### **Landlords and the police do not have legal authority to evict tenants**

An eviction notice 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.

*Legal eviction requires a court order signed by a judge and must be carried out by a court officer*

### **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 stop or delay eviction. If you do not attend your court hearing, you will likely be given a “Default Judgement” and be evicted. Respond to any notices you receive from the court and attend any scheduled hearings.

*Use the contact information below to contact free legal aid*

### **There is a moratorium on evictions until October 3rd, 2021**

On August 3rd the CDC issued an order temporarily banning evictions for nonpayment of rent in some US counties based on the rate of COVID-19 spread. Wayne county is currently covered by the moratorium, but loopholes will leave many tenants at risk and the moratorium will end soon. *Assert your right to remain in the property until October 3rd by filling out a CDC declaration form (see link on the back of this flyer); give a copy to your landlord and keep one for your records.*

### **Rent and utility assistance is available**

A statewide rent relief fund called the COVID Emergency Rental Assistance (CERA) program can cover up to 12 months of past-due rent (and utility payments) and up to 3 months of future payments for tenants experiencing hardship due to the pandemic.

### **IF YOU ARE BEHIND ON RENT OR UTILITIES:**

**Call (866) 313-2520**

or visit [DetroitEvictionHelp.com](https://detroitevictionhelp.com) to apply online

# STEPS TO TAKE IF YOU ARE FACING EVICTION

## 1. Stay put

An eviction notice is not an eviction order! Do not vacate your rental property. Only courts have the legal authority to evict tenants – not landlords, their agents, or the Police. Even an Order of Eviction issued by a judge may be reversed or delayed, if you act quickly. If you or someone you know is evicted by the police, contact Detroit Eviction Defense.

## 2. Apply for rental assistance and contact free legal aid

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

to access free legal counsel and to apply for rental assistance (CERA program).

Wait times are long — thousands are in the same boat as you, and millions in aid has not been used due to bureaucracy, but having a lawyer or applying for rental assistance can stop eviction.

## 3. Protect yourself from eviction under the CDC moratorium

If you are facing eviction for unpaid rent to your landlord, assert your right to remain in the property until October 3rd by filling out the CDC declaration form:

[https://www.cdc.gov/coronavirus/2019-ncov/communication/EvictionProtectDeclare\\_508.pdf](https://www.cdc.gov/coronavirus/2019-ncov/communication/EvictionProtectDeclare_508.pdf)

Deliver a copy of it to your landlord and 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 will take place remotely (online via “Zoom” or by phone, not in person).

You can look up your case online at: [dapps.36thdistrictcourt.org/ROAWEBINQ/](http://dapps.36thdistrictcourt.org/ROAWEBINQ/)

If you miss a hearing, contact the court immediately to stop a Judgement being made against you.

## 5. Defense and Organizing to stay in your home

Laws and judges favor landlords. We recognize that the courts and politicians will not save us. We have to rely on ourselves and our communities. We will work together with you to defend your home and build this fight. You are not alone, this is a struggle all across the country.

When we fight together we can win.

### Contact Detroit Eviction Defense (DED):

[detroitevictiondefense@gmail.com](mailto:detroitevictiondefense@gmail.com), (313) 530-0216

Weekly DED meetings are Thursday at 6pm

St. John’s Church 2120 Russell St.