



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.

You can go to court to regain possession of your home or sue your landlord for damages. *A legal eviction requires a court order signed by a judge and must be carried out by a court officer (bailiff).*

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 Judgment” and be evicted. Respond to any notices you receive from the court and attend any scheduled hearings. Legal aid attorneys are present in zoom courtrooms to provide legal advice and sometimes representation.

Rent and utility assistance is available

The Wayne County Emergency Rental Assistance (ERAP) 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.

Eviction Prevention Hotline: (866) 313-2520

or visit DetroitEvictionHelp.com

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 DED.

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.

Wait times are long and services are deeply inadequate, but having a lawyer or applying for rental assistance can stop eviction.

3. 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/

If you miss a hearing, contact the court immediately to stop a Judgment from being entered.

5. Organize to fight eviction and 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, (313) 530-0216

Weekly DED meetings are Thursday at 6pm

St. John’s Church 2120 Russell St.

Detroit Eviction Defense is a coalition of tenants, homeowners, union members, community advocates, and allied groups united in the struggle against foreclosure and eviction. We believe that affordable housing is a human right, the foundation of a viable community.