

Housing Tips – Avoiding Eviction

Sometimes life happens and we can no longer pay the rent or are at risk of getting evicted for another reason. Even if it means moving out, you want to do everything you can to avoid an eviction. Having an eviction on your record makes it difficult to find rental housing in the future. If you are at risk of getting evicted do not avoid your landlord or leave without notice. Here is what you can do instead:

1. If you are at risk of getting evicted because you can't pay the rent

- a. As soon as you know, tell the landlord that you can no longer pay the rent.
- b. Tell the landlord that you want to avoid an eviction and are willing to voluntarily move out.
- c. Suggest a reasonable date when you can move out.
- d. Tell the landlord that you will thoroughly clean the unit and leave it in great condition (make sure to follow through on this promise).
- e. Buy yourself time by accessing emergency assistance from the county in which you live, or talk to a local service agency (e.g. Lutheran Social Services). Call United Way 2-1-1 at 651-291-0211 to get referred to an agency.

2. If you are at risk of getting evicted for a behavioral issue

- a. Explain to the landlord what happened and apologize.
- b. If the landlord isn't willing to let you stay, tell them that you would like to avoid an eviction, and are willing to voluntarily move out.
- c. Suggest a reasonable date when you can move out.
- d. Tell the landlord that you will thoroughly clean the unit and leave it in great condition (make sure to follow through on this promise).

When renters are at risk of getting evicted they often stop communicating and disappear. Don't disappear or stop communicating. Doing so basically forces the landlord to evict you. Make sure to communicate well, agree on a date to voluntarily move out, and ask the landlord to not move forward with an eviction.