

COVID Housing Court Procedures:

- Per the Governor's orders, effective August 4th, and throughout the moratorium, landlords must provide a 7-day notice to tenants prior to filing an eviction. (Properties under the federal moratorium require a 30-day notice.)
- Housing Court parties can attend in-person or virtually (recommended). Instructions for remote participation (phone or video) are on the eviction summons. Masks are required for in-person attendance.
- Tenant Resource Center intake/triage staff will be on hand at the initial housing court hearing to connect in-person and virtual parties with resources (financial, mediation, legal). The County will provide financial assistance staff to accept applications for rent assistance. (Ideally, tenants are contacting the TRC or applying for rent assistance *prior* to an eviction filing and prior to a court hearing.)
- When the moratorium lifts, Hennepin's Housing Court will have one-at-a-time hearings in what might be 15 or 30-minute intervals. If more time is needed for a resolution, the court will adjourn parties for a 7-day period, enabling access to resources (financial, mediation, legal) and settlement conversations. The triage team will schedule or connect parties to resources. Parties who resolve their situation during the 7-day adjournment have the option of e-filing their settlement/dismissal or returning to court to present at their pre-trial hearing. Cases that are not resolved at the pre-trial hearing may be scheduled for a trial.
- Landlords who improperly filed evictions during the peacetime order may experience a dismissal and expungement at their initial hearing. Landlords are also possibly at risk of misdemeanor charges (from the AG office?) for violating the peacetime order. Landlords who are in this situation might consider requesting a dismissal of these filings before the moratorium lifts as these records are not yet public.

Overall, we need everyone to be working to "flatten the eviction curve" by encouraging landlords and tenants to be working out plans now. Ironically, the federal dollars for rent assistance has arrived (and more will be in place August 11th) but applications for assistance have slowed to a drip. If everyone files for rent assistance or eviction at the same time, our system will not be able to process these in a timely fashion.

Here are some general resources for Hennepin residents/landlords:

Eviction Moratorium

This is part of Minnesota's Peacetime Order, which can be renewed by the Governor every 30 days when the legislature is in regular or special session. Currently, the peacetime order/eviction moratorium is in place until August 12th.

Rent is still due during a moratorium.

Financial Resources for people currently housed:

Note: You do NOT need an eviction summons to apply for rental assistance and are encouraged to apply during the moratorium. Due to COVID, you might be eligible even if you were awarded or turned down previously this year.

- If income loss is due to COVID then apply [here](#) and watch for a new statewide application for rent, utility, HOA, mortgage assistance [here](#) after August 11.
- If financial need is not due to COVID then apply [here](#) or call 612.596.1900
- If you're not sure what to do, call the Tenant Resource Center at 612-302-3180.

Mediation:

If you need help jump-starting a landlord-tenant conversation, or getting the details of your agreement ironed out, call the CMRS housing hotline at 763.561.0173 or the Conflict Resolution Center at 612.822.9883. Mediators are part of the Tenant Resource Center team and can help you connect to additional resources.

Legal:

If you need legal information or representation, contact Legal Aid at 612.334.5970 or Volunteer Lawyers Network at 612.752.6655. In addition, [LawHelpMN](#) has legal resources in multiple languages.

General:

If you want to talk with someone to help you identify what options you might want to pursue, contact the Tenant Resource Center at 612.302.3180.