

# Minneapolis Eviction Prevention Guide

## for Renters and Advocates

### Resourcing

If you miss a rent payment, your landlord has to give you a written 30-day pre-eviction notice. There is still time to avoid eviction.

#### What you can do:

- check that the notice is complete\*
- seek rental assistance funds
- connect with community support\*
- find housing/ shelter resources in case of eviction
- pay rent in full or negotiate a payment plan
- break lease and move out (*not ideal; still liable to pay rent owed*)

### Resourcing and accompaniment

Once the landlord files an eviction with the court, it may take 7+ days for a summons to be served for you to appear in court, and then 7-30+ days for your court hearing.

#### What you can do:

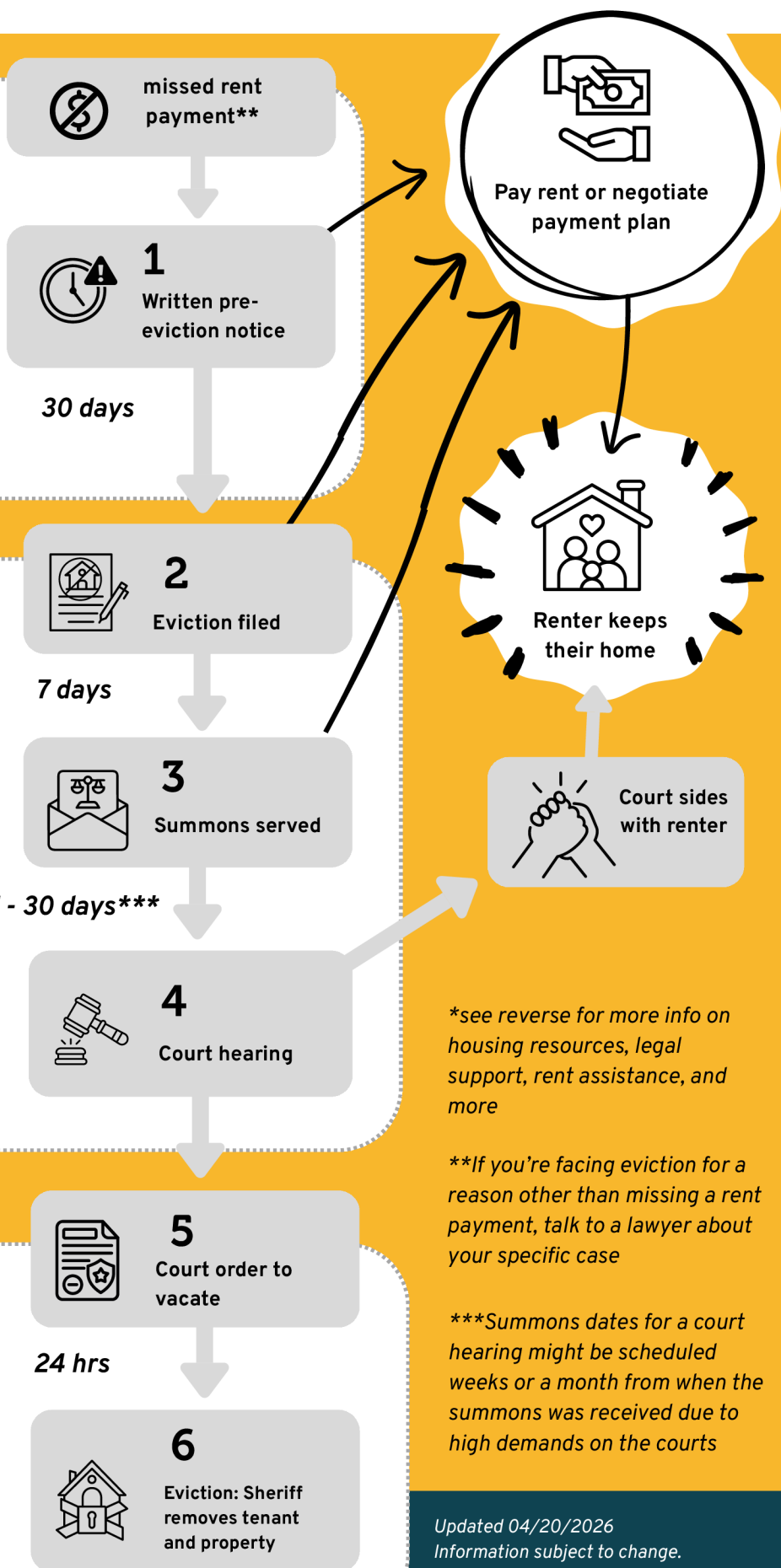
- request county rental assistance\*
- pay rent/ negotiate payment plan on or before the day of your hearing, if possible
- get legal support\*
- learn what to expect in court
- request a virtual hearing
- attend your hearing (a court will always side with the landlord if you don't go)
- advocate for expungement of the eviction from your record
- petition to contest the finding

### Navigating displacement

If the court sides with the landlord, the judge will issue a Writ of Recovery that allows the sheriff to evict you (physically remove you and your property from your home).

#### What you can do:

- turn to friends, family, community, or local shelter resources.\*



\*see reverse for more info on housing resources, legal support, rent assistance, and more

\*\*If you're facing eviction for a reason other than missing a rent payment, talk to a lawyer about your specific case

\*\*\*Summons dates for a court hearing might be scheduled weeks or a month from when the summons was received due to high demands on the courts

# Resources



## Legal support

### HOME Line

provides free and low-cost legal, organizing, education, and advocacy services so that tenants throughout Minnesota can solve their own rental housing problems.

612-728-5767

<https://homelinemn.org>

### Hennepin County Adult Representation Services

612-348-7012, [contactARS@hennepin.us](mailto:contactARS@hennepin.us)

[www.hennepincounty.gov/adult-representation-services](http://www.hennepincounty.gov/adult-representation-services)

### Mid MN Legal Aid

1-877-696-6529, <https://mylegalaid.org>

### Volunteer Lawyers Network

612-752-6677. [www.vlnmn.org](http://www.vlnmn.org)



## Find housing & shelter

### Hennepin County

- Shelter Hotline: 612-204-8200
- Coordinated Entry: <https://connect-to-ces.paperform.co>
- Tenant Resource Connection: 612-767-9737

### Minnesota Housing's Housing Help:

<https://www.mnhousing.gov/home/housing-help>

### United Way 211 (24/7, free, confidential, many languages spoken)

651-291-0211 or text your zip code to 898-211



## Know your rights

### Required info on a 30 day pre-eviction notice:

- Amount you owe
- Date the full amount is due
- Payable address to be paid to
- Include know your rights and resource information required by the State of Minnesota
- The landlord (or an agent of the landlord) must deliver the notice personally or by first class mail to the residential tenant at the address of the leased premises

### Virtual hearing

You can request a virtual hearing, but it may not be granted. Virtual hearings are recommended for immigrants concerned with ICE presence at the courthouse.

### Expungement

Expungement removes and eviction from your public record. Always advocate for expungement in a settlement agreement. Filing afterwards can cost over \$300.

### Right to Organize

Take action with your neighbors to demand safe and fair housing. You have the right to organize: <https://thealliancetc.org/equity-in-place/righttoorganize>



## Rental assistance

### Hennepin County

- RentHelp Hennepin: [renthelphennepin.hdsallita.com/I\\_Have\\_Past\\_Due\\_Rent#](http://renthelphennepin.hdsallita.com/I_Have_Past_Due_Rent#)
- Community Action Partnership: [caphennepin.org/rental-assistance](http://caphennepin.org/rental-assistance)
- Comunidades Latinas Unidas en Servicio: 612-746-3500 [clues.org](http://clues.org)
- Isuroon: 612-886-2731 [isuroon.org](http://isuroon.org) (English, Somali, Swahili, Oromo, Arabic, French, Pashto and Dari)
- MN Indian Women's Resource Center: 612-728-2000 [www.miwrc.org](http://www.miwrc.org)

### State of Minnesota

- Emergency assistance: <https://dcyf.mn.gov/programs-directory/emergency-assistance>
- Apply for various benefits: [mnbenefits.mn.gov](http://mnbenefits.mn.gov)
- Dept. of Human Services housing help: [mn.gov/dhs/housing](http://mn.gov/dhs/housing)

### City of Minneapolis's Stable Homes Stable Schools program:

- [minneapolismn.gov/government/programs-initiatives/stable-homes-stable-schools/rental-assistance/](http://minneapolismn.gov/government/programs-initiatives/stable-homes-stable-schools/rental-assistance/)

### Mutual aid

- Neighbors Helping Neighbors: [nhn-tc.org/rent](http://nhn-tc.org/rent)



Learn more:

[thealliancetc.org/hjl/mplsevictionhelp](https://thealliancetc.org/hjl/mplsevictionhelp)

Updated 04/20/2026

Information subject to change.

This information is meant for reference only and should not be considered legal advice.



HOUSING  
JUSTICE  
LEAGUE