

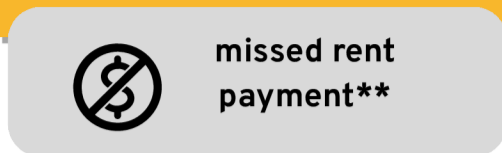
Minneapolis Eviction Prevention Guide for Renters and Advocates

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*)



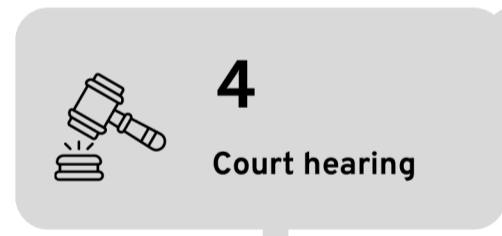
30 days



7 days



7 - 30 days***



24 hrs



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

Updated 05/06/2026
Information subject to change.
This information is meant for reference only and should not be considered legal advice.

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, contact ARS@hennepin.us

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



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 evicts 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

Comunidades Latinas Unidas en Servicio (CLUES)

651-243-0688

English, Spanish

Minnesota Indian Women's Resource Center (MIWRC)

612-728-2000

English, Ojibwe

Isuroon

612-389-0679

English, Arabic, French, Pashto/Dari, Somali

Tenant Resource Connections

612-767-9737

English, Spanish, Somali, French, Russian

City of Minneapolis

- minneapolismn.gov/resident-services/property-housing/housing/renting/renters/emergency-rental

Hennepin County

- RentHelp Hennepin: renthelphennepin.hdsallita.com/I_Have_Past_Due_Rent#
- Community Action Partnership: caphennepin.org/rental-assistance

State of Minnesota

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



Learn more:

thealliancetc.org/hjl/mplsevictionhelp

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HOUSING
JUSTICE
LEAGUE