

Housing Justice League

Eviction Response Briefing



What are we doing here?

Who we are:

- A group of nonprofits, but not led by the nonprofit complex
- Lead with the voices of the most affected



HJL Statement on the Moment

We, as a city and as a community, are on the front lines, facing a public health and civic crisis of the highest order. Our state leaders have failed to protect all Minnesotans from the unconstitutional, violent actions of federal immigration forces. We as a community, hold the power to enable our neighbors and loved ones to shelter in place without fear of displacement via eviction. These critical commitments to one another have allowed the community to continue to keep each other safe.

Our efforts aren't able to keep up with the growing demand for payment of rents, and some folks are going to be displaced. **We believe this is unjust, unfair, and deliberate due to the lack of action from our elected officials.**

What we're covering today

Our intention today is to bring a better understanding to the eviction process and its timelines, highlight the actions and agency tenants can take for themselves, and give volunteers the information they need to keep our neighbors housed.

This will include:

1. An overview of the timeline and process for nonpayment of rent evictions.
2. Sharing organizing strategies and actions folks can take in relation to the eviction process and timelines.

Current Eviction Stats

We have been in an eviction crisis for the last 5 years. Every year we see more and more people evicted from their homes, mostly for non-payment of rent.

In 2025 we had 25,496 evictions filed across the state.

Comparing January - March 2026, to the number of evictions in that time period between '23 and '25, there has been a 9.5 % increase in evictions statewide.

From January 1 to April 17 2026, there have been 7,417 evictions filed across the state.

In Minneapolis we are seeing an even more troubling pattern.

There was a 60.3% increase in evictions in Minneapolis comparing March 2025 to 2026. This staggering increase is in part due to the 30 day pre-eviction notice going into effect in Minneapolis. However, March 2026 is higher even than March 2024 before that policy went into effect.

There have been approx. 1,650 evictions filed across Minneapolis between January 1st and April 17th, 2026

Big picture: your role as an advocate

Who is an advocate?

- People who don't have specific legal expertise but strong community connections
- Volunteers trying to help their neighbors or friends
- People with strong community connections

What can you do during the pre-eviction stage?

- Identify community resources available
- Help people navigate rental assistance applications (make calls, help with paperwork)
- Tap into local rent help funds, make fundraising pages (like GoFundMe)
- Help make connections with resources like HOME Line

Big picture: your role as an advocate

What can you do during the eviction process?

- Help people get to court (driving, walking, bus) and provide moral support or serve as a buddy
- Support people by providing childcare, meals, or help covering (or fundraising to cover) lost wages
- Identify and help connect with community resources, including Mid-Minnesota Legal Aid, Volunteer Lawyers Network, and Adult Representation Services
- Help collect records or other documents they need to support their case

What you can do after a case ends?

- Help pursue expungement*

What you can do after a writ is ordered?

- Help them pack and prepare to move
- Help them find a new place to stay temporarily or permanently
- Help pursue expungement*

Establishing the Eviction Timeline for Nonpayment of Rent

5 Step Process:

1. Written Notice (Pre-eviction Notice)
2. Filing of the Eviction
3. Serving of Summons
4. Court Hearing
5. Writ of Recovery and Move Out

Eviction Quick Facts

There are multiple types of evictions, but in most cases the process will look the same. The types include:

- Nonpayment - a tenant fails to pay part or all of their rent on time (our focus today)
- Breach of lease - a tenant violates part of their lease agreement
- Holdover - a tenant fails to move out by the time their lease is over

Informal lease agreements (i.e. verbal, email, or text) can still count as leases, which means landlords still need to follow legal requirements for eviction, including:

- Issuing formal pre-eviction notices that meet legal requirements
- Following regular legal eviction processes and timelines
- Complying with acceptable justifications for eviction

Establishing the Eviction Timeline for nonpayment of Rent

This is the rough estimate timeline of MN's eviction process.

1. 14 - 60 day written notice of the intent to evict (depending on the city)
2. Approx. 1 day to file the eviction
3. Serving of summons 7 days before court hearing
4. Court hearing occurs approximately 7-14 days after summons is delivered (no more than 20 days)
5. Writ of Recovery can be issued approximately within 24 hours to 7 days
unless a petition to contest the finding is filed

First Organizing Timeline: Resourcing and Tenant Outreach

- The eviction process for written leases or oral leases is the same. Just because folks do not have a written lease doesn't mean they don't have the same rights!
- There are no public records of pre-eviction notices, but this is the best time to prevent an eviction. So folks need to be talking and building relationships of trust that will allow for vulnerable conversations to happen.

First Organizing Timeline: Resourcing and Tenant Outreach

- Remember a tenant can redeem their tenancy at any time before and up to the day of their court hearing. Every day matters when trying to find funding!
 - “Redeeming your tenancy” means you have paid the past due rent (and any legal/court fees) in full. If you pay everything in full (including fees) on or before your court date, the case should be dismissed and expunged from your record.
 - While the eviction is pending, you still have to pay ongoing rent.
 - You can also negotiate a settlement (i.e. a payment plan) with your landlord during this time, but landlords aren’t required to do this.
 - NOTE: once you are late on your rent, your landlord may lock any online rent portals and only accept money orders or cashier checks - this is frustrating but allowed.

Step 1: Pre-Eviction Written Notice

Definition: State Statutes and Minneapolis Ordinance require your landlord to issue a written notice of their intent to evict you for non-payment of Rent.

What does this mean and what do I need to know?

- This means that your landlord is notifying you of their intent to file an eviction
- This is not a formal eviction notice
- Nothing has gone on the public record at this moment
- You have agency and options in this moment to potentially prevent an eviction
- This is your last chance to pay late rent without having to also pay court and filing fees

Notice Period:

- Minneapolis has a 30 pre-eviction written notice period for non-payment of rent
- The State of Minnesota, has a 14 day pre-eviction written notice period for non-payment of rent

Step 1: Pre-Eviction Written Notice

What constitutes a proper notice? [State Statute](#)

- **The amount the tenant owes**
- **The date the full amount is due**
- **The address where the tenant can bring a rent payment**
- **Landlord must also include each of the following statement in the written notice:**
 - "You have the right to seek legal help. If you can't afford a lawyer, free legal help may be available. Contact Legal Aid or visit www.LawHelpMN.org to know your rights and find your local Legal Aid office."
 - "To apply for financial help, contact your local county or Tribal social services office, apply online at MNBenefits.mn.gov or call the United Way toll-free information line by dialing 2-1-1 or 800-543-7709."
 - "Your landlord can file an eviction case if you do not pay the total amount due or move out within 14 days from the date of this notice. Some local governments may have an eviction notice period longer than 14 days."
- **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**

Step 1: Pre-Eviction Written Notice Continued

What you can do as an advocate:

1. Seek resources for guidance from neighborhood associations, block captains, mutual aid networks, and/or your city council member.
2. Negotiate with the landlord to enter a payment plan or agreement to pay partial rent (ensure that any agreement states in writing that the original notice timeline has been negated).

Tenant options for breaking the lease or self evicting:

1. Explore the options available to vacate the property before your notice period expires (understanding this comes with other implications).
2. Explore options to break your lease with your landlord and or property management.

Step 2: Landlord files the eviction

If a landlord has issued and delivered a pre-eviction notice, the time stated in the notice has expired, and the tenant has not paid late rent or vacated, the landlord can file an eviction case in the county court.

In the filing landlords must identify:

1. Attach the current written lease, and or the **most recent written lease in existence**
2. If they are alleging nonpayment of rent, **attach a detailed, itemized accounting** or statement listing the amounts
3. **State in the complaint whether the tenancy is affected by a federal or state housing subsidy** program through project-based federal assistance payments; the Section 8 program, as defined in section [469.002, subdivision 24](#); the low-income housing tax credit program; or any other similar program, and **include the name of the agency that administers the housing subsidy program.**

Step 2: Landlord files the eviction

What does this notice mean and what do I need to know?

- This is a formal eviction notice - and the beginning of the formal eviction process (It is not a notice to vacate)
- You have agency and options in this moment to potentially prevent an eviction still
- ***Make sure the Pre-Eviction Notice was filed properly and included the required information***

Step 3: Serving of Summons

At this point, if a resolution has not been reached, the landlord will file an eviction case, and the court will issue a summons, requiring the tenant to appear in court. A summons must include:

- The full name of the person against whom the complaint is brought
- The **date, time, and location of the hearing**
- Information about the methods for participating in the court appearance, including, if applicable, information for appearing by telephone or computer and contact information for the court regarding remote participation
- The following statement: "**You have the right to seek legal help or request a reasonable accommodation from the court for your hearing.** Contact the court as soon as possible if you need an accommodation. If you can't afford a lawyer, free legal help may be available. Contact Legal Aid or visit www.LawHelpMN.org to know your rights and find your local Legal Aid office.";
- The following statement: "**To apply for financial help, contact your local county or Tribal social services office,** apply online at MNBenefits.mn.gov, or call the United Way toll-free information line by dialing 2-1-1 or 800-543-7709."
- Notification that a copy of the complaint is attached and has been filed with the court.

Step 3: Serving of Summons

What does this mean and what do I need to know?

- This is a formal summons by the county courts - you must show up, or you will be evicted by default.
- It may still be possible to prevent the eviction - you have agency and options!
 - If your landlord fails to follow the summons process, the court must dismiss and expunge the record of any action if the person bringing the action fails to comply with this section.
- This is a good time to reach out to HOME Line if you need more information, or want help navigating the process. HOME Line does not provide representation for individual tenants or cases, but can offer advice on your specific situation.

Step 4: Court Hearing

Once a landlord has issued and delivered the summons to the tenant being evicted, a housing court date will be issued within 7-14 days (no longer than 20 days) to appear in court.

- Connect with Legal Aid, Adult Representation Services and or Volunteer Lawyers Network for representation or legal assistance with your housing court case

What does this mean and what do I need to know?

- It is vital that you attend your court hearing
 - You have the ability to request a virtual court hearing as opposed to in person.
 - Must proactively make this request in Hennepin County
- It is vital that tenants bring all the evidence or support documents, videos, audio recordings that they might have to support their case

Step 4: Court Hearing - In the actual hearing

Important things to know:

- Say yes to legal counsel and learning more about rental assistance.
- When speaking with the lawyer assigned to you, remember to push for expungement (either if you have the full amount to pay or you are working on a settlement agreement/payment plan).
- Ask questions if you have them to ensure you are understanding the process and your options correctly.
- Don't agree to a settlement agreement that you cannot fulfill - failing to fulfill your settlement terms can mean you still end up being evicted.

Real life example: court accompaniment

Step 5: Writ of Recovery & Move Out

If the tenant does not appear or the judge rules for the landlord, the judge issues a "Writ of Recovery" (or Writ of Restitution).

- The Sheriff serves the Writ of Recovery. The tenant is given at least 24 hours to move out.
 - Though the Writ of Recovery may not be issued the same day that the judge issues the ruling, tenants shouldn't assume they have extra time to move out. Once the Writ is issued, tenants only have 24 hours, even if it took a while to issue it.
- If the tenant still does not leave, the sheriff can forcibly remove them and their property.

Step 5: Writ of Recovery & Move Out

Existing Resources in Minneapolis:

- The City of Minneapolis does not have a formal plan for folks who are able to be displaced or are displaced
- Hennipen County Services: For immediate shelter in Hennepin County, single adults and families should call the [Shelter Hotline at 612-204-8200](tel:612-204-8200) (Mon-Fri 8 a.m.–10 p.m., weekends 1 p.m.–9 p.m.). The county provides emergency shelter, street outreach, and housing-focused case management for individuals, families, and youth. For shelter outside these hours, call 211.
 - Youth seeking shelter on their own should consult the Youth Services Network (ysnmn.org)

PREVENTING UTILITY DISCONNECTION





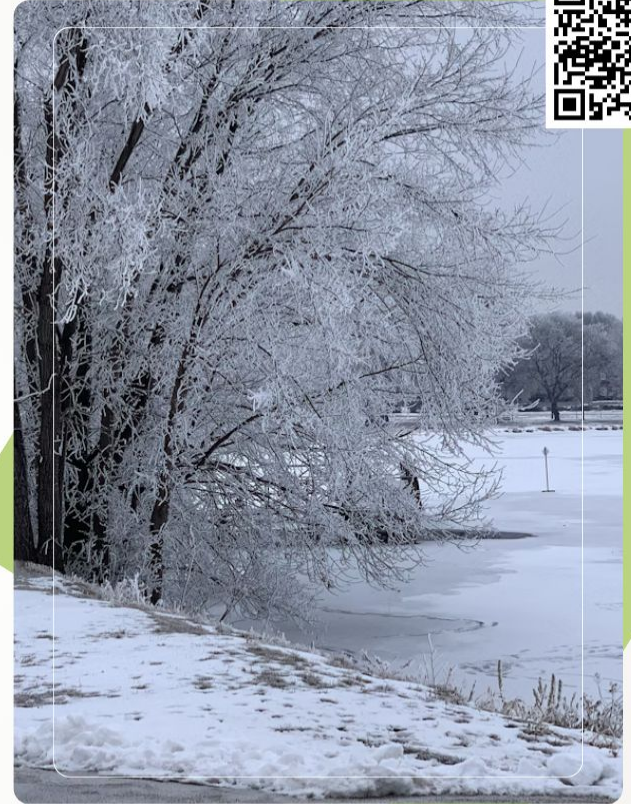
ENERGY & UTILITY RESOURCES

Know Your Rights

Cold Weather Rule: There is no automatic pause on shutoffs in the winter. Instead, utilities need to take a few extra steps before disconnecting customers.

Every year, May always has the most shutoffs. Typically, around 30,000 Minnesota households have their electricity and/or gas shutoff.

All Cold Weather Rule payment arrangements expire May 1.





DISCONNECTION POLICIES

How Utilities Handle Disconnection

Disconnection policies differ from utility to utility.

Policies are not enforced in a standard manner and can be based on internal algorithms.

The down payment amount required to delay shutoff is typically negotiable.

Utility	Disconnection Threshold
<u>Xcel Energy</u>	\$300, approx 63 days delinquent
<u>CenterPoint Energy</u>	\$175, 60 days delinquent
<u>Minnesota Power</u>	\$200, 79 days delinquent
<u>Otter Tail Power</u>	Unclear
<u>Dakota Electric Association</u>	Behind on two month's bills
<u>Greater Minnesota Gas</u>	Unclear
<u>Minnesota Energy Resources</u>	\$200, one bill past due
<u>Great Plains Gas</u>	\$175, 36 days delinquent



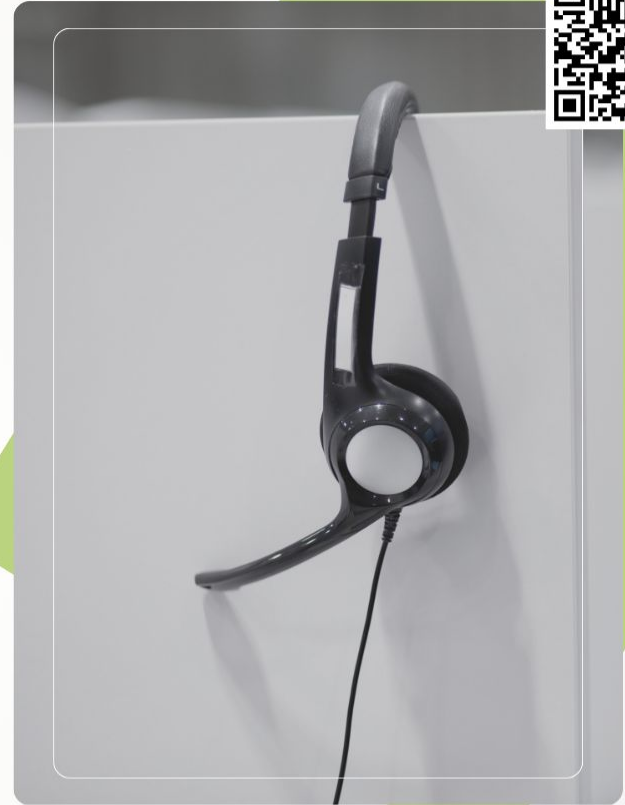
ENERGY & UTILITY RESOURCES

Know Your Rights

Payment Plans: By law, you're entitled to a payment plan for overdue utility bills that works for your budget. Never agree to a plan that isn't affordable for you, even if your utility won't budge.

If you are carrying a large balance, your utility may ask for hundreds of dollars upfront to delay or resolve a shutoff. If you cannot afford this payment, you do not have to accept it.

When you are facing imminent disconnection, it is easy to feel out of control. **You have rights.**





ENERGY & UTILITY RESOURCES

Know Your Rights

Consumer Affairs Office: The Consumer Affairs Office helps customers resolve utility disputes.

If you can't reach a payment plan that works for your budget, call the CAO. They will step in and secure for you a payment plan that works for your budget.

651-296-0406 | 800-657-3782

consumer.puc@state.mn.us

mn.gov/puc/consumers/complaint





UTILITY BILL ASSISTANCE

Energy Assistance Program

Assistance can be used for any energy bills, not just for heating. Open Oct 1 to May 31.

Assistance is available to both renters and homeowners.

Income qualifications are based on your most recent month of income.

The program is federally funded and a SSN or other legal status documentation is required to apply.



2025 - 2026 Income Guidelines

Household Size	1 Month Max	Annual Income
1	\$3,119	\$37,439
2	\$4,079	\$48,959
3	\$5,039	\$60,479
4	\$5,999	\$71,999
5	\$6,959	\$83,518
6	\$7,919	\$95,038

Lights On, *Homes Warm*

Help us prevent utility disconnections.
Donate and learn how to apply:

bit.ly/UtilityBillFundMN



CITIZENS UTILITY BOARD





GET SUPPORT

Contact CUB with Any Questions

Call us: 651-300-4701

Email us: contact@cubminnesota.org

Use our website contact form

Message us on Facebook

Contact James

Email: jamesb@cubminnesota.org

Phone: 651-300-4701, ext. 4

Signal: jimjamj.22



Shutoff Help

Getting disconnected can be scary. Learn your rights & responsibilities to keep the lights on.

cubminnesota.org/shutoff-help



Payment Plans

Resources to avoid utility shutoff, available in eight languages.

shorturl.at/tNjon

HJL Limitations

Housing Justice League has limited experience with the final timeline on our eviction process outline: navigating displacement.

We are hoping to connect with community groups that have this expertise. There are care practitioners working on temporary housing. Encampment organizers are doing amazing work to keep people stabilized, connected to their community and finding innovative solutions to addressing this need.

MPLS Emergency Rental Assistance

Qualifications:

- Live in Minneapolis
- Household income is at or below 30% Area Median Income (AMI)
- Received a 30-day pre-eviction notice from your landlord

How to Apply:

Contact one of these organizations, *Comunidades Latinas Unidas en Servicio (CLUES)*, *Isuroon*, *Minnesota Indian Women's Resource Center (MIWRC)*, or *Tenant Resource Connections* to see if you qualify and they'll help start your application

Contact Information:

[Comunidades Latinas Unidas en Servicio \(CLUES\)](#):

612-243-0688 or Housing@CLUES.org

[Isuroon](#)

612-389-0679 or Housing@Isuroon.org

[Minnesota Indian Women's Resource Center \(MIWRC\)](#)

612-728-2000 or cbaesler@miwrc.org

[Tenant Resource Connections](#)

612-767-9737 or on the Hennepin County Website (Eviction Prevention)

Additional resources

- If you are 18+ and experiencing a housing emergency in Hennepin County, please call the Hennepin Shelter Hotline at 612-204-8200.
- Single Adult Shelter: Salvation Army Harbor Light (612-767-3100) or Higher Ground Minneapolis (612-767-3113).
- Youth Services: Access temporary housing and resources via Youth Services Network (ysnmn.org).
- Coordinated Entry: The system to access long-term housing, including rapid re-housing and permanent supportive housing, based on vulnerability.
- Street Outreach: Specialized teams (like Ally Outreach Services) work with those in vehicles or unsheltered areas.
- Day Services/Meals: Catholic Charities Opportunity Center (612-204-8300) offers meals, showers, and laundry.
- Medical Care: Hennepin County Health Care for the Homeless offers care at shelters and clinics.
- Agate Housing's Handbook for the Streets has extremely comprehensive info on shelter, food, medical care, and other basic needs.