

# CAN I BE EVICTED

## during the COVID-19 crisis in Michigan?

Updated 4/4/20

What is the reason for eviction?

Any reason other than not paying rent or fees

**NO, but...**

Evictions are banned statewide until at least April 20. **BUT** you might be evicted if you pose a very serious risk to a person or property.

**TIP:** This date may be extended. Check [lsscm.org/coronavirus](http://lsscm.org/coronavirus) for updated info.

Not paying rent or fees

Do you live in subsidized housing?

Yes

No

**NO.**

If you have a "Section 8" or "Rural Development" voucher, OR you live in:

- Section 8 project-based housing,
- Public housing,
- HUD-subsidized senior housing,
- Other HUD-subsidized housing,
- USDA-subsidized housing,
- Tax credit or "LIHTC" housing

New eviction filings and late fees are banned until July 25 by the federal stimulus (CARES) Act. After that, 30 days' notice is required.

**NO.**

If your landlord has a HUD (including FHA), USDA, VA, Fannie Mae, or Freddie Mac mortgage:

New eviction filings and late fees are banned until July 25 by the federal stimulus (CARES) Act. After that, 30 days' notice is required.

**TIP:** How do I know what kind of mortgage my landlord has? Your landlord may be able to tell you, and if not, they can look up whether they have a Fannie Mae or Freddie Mac-backed loan online or at 1-800-2FANNIE or 1-800-FREDDIE.

Does your landlord have a federally-backed mortgage?

Yes

No

**What happens after the moratoriums end?**

While your landlord can't file an eviction now, after the emergency passes your landlord can either start or continue your eviction case. These moratoriums do not release you from any obligation under your lease. This means you still owe your landlord any rent that becomes due during this period.

**NO.**

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**LSSCM**  
MAKING JUSTICE A REALITY

Legal Services of South Central Michigan provides free legal services to low-income individuals, families and seniors.

Please call your nearest office if you are in need of legal help.

Ypsilanti: 734-665-6181 Battle Creek: 269-965-3951

Jackson: 517-787-6111 Lansing: 888-783-8190 Monroe: 734-241-8310