

# CAN I BE EVICTED

during the COVID-19 crisis in Michigan?

Updated 5/18/20

What is the reason for eviction?

Any reason other than not paying rent or fees

Not paying rent or fees

Do you live in subsidized housing?

Yes

No

## NO, but...

Evictions are banned statewide through June 11.

**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.

## NO.

If your landlord accepts 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 CARES Act. After that, 30 days' notice is required before filing a case.

## NO.

If your landlord has a HUD/FHA, USDA-RD, or VA mortgage or a mortgage purchased or securitized by Fannie Mae or Freddie Mac, new eviction filings and late fees are banned until July 25 by the CARES Act. After that, 30 days' notice is required.

**TIP:** How do I know what kind of mortgage my landlord has? You can ask your landlord. You can also look up your property in this database, which lists some, but not all, covered properties: [nlihc.org/federal-moratoriums](http://nlihc.org/federal-moratoriums).

Does your landlord have a federally-backed mortgage?

Yes

No

## NO.

Evictions are banned statewide through June 11.

**TIP:** Check [lsscm.org/coronavirus](http://lsscm.org/coronavirus) for updated info.

### 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.



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, or visit [MichiganLegalHelp.org](http://MichiganLegalHelp.org) to find resources near you.

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

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