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# Standpoint Housing Team Update

## October 2021



### Early Lease Termination: VAWA vs. MN STAT 504B.206: Security Deposits

As discussed in our January 2021 Housing Team Update, Minnesota statute 504B.206 allows tenants who are victim/survivors of domestic abuse, sexual violence, or stalking to terminate a lease early when they fear imminent violence if they remain at the property. Additionally, VAWA provides similar protection for tenants in federally subsidized housing (i.e. most tenants who get help paying their rent) who have been a victim of domestic violence, dating violence, sexual assault, or stalking. One significant difference between the two laws is the affect on the security deposit. Minnesota law provides that a tenant forfeits their security deposit when terminating their lease early due to fear of violence. However, tenants who terminate their lease early due to fear of violence under VAWA do NOT forfeit their security deposit.

#### MEET THE STANDPOINT HOUSING TEAM



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This is an important distinction! When you are working with a victim/survivor on an early lease termination, it is crucial to use the appropriate form of notice. Providing a notice of early lease termination pursuant to Minnesota law for a tenant who is covered under VAWA costs the tenant hundreds, sometimes thousands of dollars. See Standpoint's Housing Resources for more detailed information on early lease terminations at [www.standpointmn.org/housing-program-forms](http://www.standpointmn.org/housing-program-forms). As always, if you have questions about this or other housing issues, contact us!

### Eviction Moratorium Update

The majority of the protections in the eviction moratorium have ended. At this time, the only remaining protection is for tenants who have a pending or approved RentHelpMN application. All other lease terminations and evictions can proceed as they did pre-COVID.

**UPDATE:** RentHelpMN is now available for back rent owed to previous landlords! Contact 211 for help with RentHelpMN applications.

### Trainings Available

We have several housing trainings available, and can create a customized training for you and your team. Contact us to schedule a training!

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