



## Tenant's Right to Call for Help

Minnesota law provides all residents, including tenants, the right to call the police or other emergency services for any reason, including issues related to domestic or sexual violence. Landlords cannot prevent tenants from calling 911, nor can they limit the number of 911 calls a tenant makes, even if such limitations are a part of a lease agreement. Some cities have enacted crime-free public nuisance ordinances, which allow the city to deem a property a nuisance after 911 has been called a certain amount of times within a certain timeframe. Once a property is deemed a nuisance, the city takes action against the owner, who might be a landlord, and requires the owner to stop the nuisance. Landlords often try to deal with this problem by retaliating against tenants for calling emergency services, through assessing penalties, raising rent, or filing an eviction. These types of retaliatory actions by landlords are not legal, even in cities with crime-free ordinances. Minnesota law provides everyone with the right to call 911, and state law supersedes city ordinances every time.

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## MN Eviction Moratorium Off-Ramp Update\*

**Right now, landlords can issue notices of lease termination or non-renewal for:**

- (1) Material breach of the lease/lease violations;
- (2) Tenants who are behind on rent and not eligible, or are eligible but refuse to apply, for Rent Help MN or the Zero Balance Project.\*\*

**Right now, landlords can file evictions for:**

- (1) Material breach of the lease/lease violations;
- (2) Cases involving significant property damage, serious endangerment of others, or violation of MN Stat. 504B.171;
- (2) Tenants who are behind on rent and not eligible, or eligible but refuse to apply, for Rent Help MN or the Zero Balance Project.\*\* 15-Day written notice required.

Beginning October 12, 2021, the majority of the restrictions on lease terminations and filing evictions end. At this point, landlords will be able to terminate or non-renew a lease, without limitation, according to the standard notice provisions required by Minnesota law. Landlords will also be able to file evictions, without a pre-filing notice period, UNLESS the eviction is based on non-payment of rent and the tenant has a pending application for COVID-19 rental assistance through Rent Help MN or the Zero Balance Project.\*

\*See our [July 2021 Newsletter](#) for information on the CDC eviction moratorium.

\*\* COVID-19 rental assistance will only pay past due rent for property currently occupied by the tenant.

**Did you know?** [The National Housing Law Project's Domestic and Sexual Violence Housing Newsletter](#) has detailed information on the COVID Rental Assistance program.