



JULY 29, 2019

JULY HOUSING LAW UPDATES

Volunteer Lawyers Network Housing Newsletter

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Ramsey County CLE and Happy Hour, June 25th



CLE: Minnesota Landlord-Tenant Anti-Retaliation Law after *Central Housing Associates v. Olson*

Please join us for a CLE exploring the recent Minnesota Supreme Court Ruling in *Central Housing Associates v. Olson*, — N.W.2d — (Minn. 2019) which established a retaliation defense in breach of lease eviction cases.

Presenter Paul Birnberg, a former Senior Housing Attorney from HOME Line and one of the tenant's attorneys in *Central Housing*, will discuss the this case as well as other retaliation defenses and associated case law. The CLE will conclude with suggestions for tenant initiated lawsuits to stop retaliatory evictions, including draft pleadings.¹ Standard CLE credit applied for.

When: Tuesday September 17th, 12:00 PM - 1:00 PM

Where: VLN — 600 Nicollet Mall, Suite 390A

Sign up here: <https://www.vlnmn.org/events/>

FREE for current VLN Volunteers or HCBA members.

Practice Tip

Rule 105 of the General Rules of Practice for the District Courts addresses the process of withdrawing as counsel in a civil action. This Rule was amended, effective July 1, 2019, and issues have arisen related to losing contact with the client, and filing into cases which have been expunged.

For discussion and a practice tip on the recent Amendment of Rule 105, please click [here](#).

"It is hard to argue that housing is not a fundamental human need. Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else falls apart."

Matthew Desmond, Evicted

HOUSING UPDATES

Good Full Representation Referrals

Due to our work with the City of Minneapolis, Mayor Frey and the More Representation Minneapolis initiative, we are particularly interested in full representation referrals from the Hennepin Housing Court Project in the following areas:

RENT ESCROW: Minneapolis residents with repair or other habitability issues.

EVICITION DEFENSE: Tenants with an eviction hearing scheduled in Hennepin county who have a viable defense.

If you have identified a client with these legal issues AND whose income is less than 125% of the FPG (clinic services go up to 300%), please consult with the clinic assistant before making a referral to VLN.

Please also make sure to continue to prepare clients for pro se representation after you have referred the client for full representation. We do our best to place cases, but we can never promise representation until we have a volunteer who says yes!

Proposed City of Minneapolis Ordinances

Minneapolis City Council members are considering several proposed ordinances that will directly affect landlords and tenants.

One proposed ordinance would limit the security deposit amounts landlords can charge to tenants.

Another ordinance would restrict how far back and what type of information landlords can rely upon when screening potential tenants.

FAQs and draft ordinances are available [here](#). These ordinances are still in draft form and a public hearing will be forthcoming.

Notes:

- Please let us know if you have an idea for a Practice Tip! We value your feedback.
- Don't forget to check out Practice Tips and other resources available on our website [here](#).
- Stay tuned for our next issue, out September 2019! Have a good summer everyone!

Volunteer Opportunities: Clinic Shift Coverage, Ramsey County Clinic Volunteers

If you are trained to take clinic shifts at the Hennepin County Housing Court Project, we need you! Open shifts in the coming weeks include:

Tuesday July 30th:	8:30 - 12:00
Tuesday July 30th:	12:30 - 4:00
Wednesday July 31st:	8:30 - 12:00
Tuesday August 6th:	12:30 - 4:00
Tuesday August 20th:	12:30 - 4:00

To take a shift, please contact our Housing Case Coordinator, Kait, at kait.ripley@vlmn.org

Looking to get involved in Housing Law Volunteer work? We need attorneys at the Ramsey County Housing Court!

Attorneys provide brief legal services, advice and referrals during the initial appearance/eviction hearing calendar at the Ramsey County courthouse. Training is provided through an on-demand video (1.75 CLE credits) and shadowing. Time commitment is one 4-hour shift per month. Shifts are available Tuesday and Thursday mornings (8:00-12:00).

Please contact VLN Housing Attorney Ann at ann.mcfarland@vlmn.org for more information.

VLN Housing Law in the Community

Left: Eviction Expungement Clinic in North Minneapolis in July. We had 24 volunteers and drafted 25 expungement motions.

Right: Warrant Resolution Day in Saint Paul in June. Housing Attorneys from VLN advised tenants on eviction expungements.

