



## Housing Practice Tip (9.22.20)

### Practice Tip: Three Steps To Becoming a Housing Phone Advice Attorney with VLN

VLN is providing legal services through scheduled phone advice shifts every weekday from 2-4pm. If you would like to begin taking phone advice shifts, VLN has a three-step process for you to get involved.

First, you will need to be a registered volunteer with VLN. To register, please complete the [Volunteer Attorney Registration](#) form and indicate your interest in taking landlord/tenant phone advice shifts.

Second, you will need a basic understanding of landlord/tenant law in Minnesota. If you already have experience in landlord/tenant law in Minnesota, great. Skip to step three. If not, VLN suggests the following training schedule. We further suggest you review the trainings in the order provided.

#### Required:

1. [An Overview of Minnesota's Eviction Moratorium Phaseout](#) (July 2021): Larry McDonough, from the Lawyers Committee for Human Rights, and Rachael Sterling, Homeline's Eviction Moratorium Response Coordinator, cover the basics of the moratorium phase out law and the details of the law's timelines and the legal analysis for material breach.
2. [Eviction Defense During the Off-Ramp](#) (July 2021): VLN Housing Program Attorneys Muria Kruger, Beth Kelly and Sebastian Ellefson cover different volunteer opportunities, the process of volunteering, and the resources VLN will have to support volunteers.
3. [Eviction Expungement](#) (September 2020)

#### Suggested:

1. [VLN's Eviction Basics](#) (April 2018)
2. [VLN's Anoka County Housing Court Clinic Training](#) (March 2020) [much of the information in this training is non-Anoka specific and provides a helpful basic background for clinic services]
3. For questions about Ethical Obligations as a volunteer lawyer with VLN, you can review this helpful PowerPoint available on [ProJusticeMN](#) website: *PowerPoint Presentation: Current Issues in Professional Responsibility Public Interest Lawyers June 2018*. You can find the training by accessing:
  - a. CLE Archive à Ethics à Doing Ethical Work (6/27/18) à PowerPoint Presentation: Current Issues in Professional Responsibility Public Interest Lawyers June 2018



Also important to know is that VLN has created a website for use during your shift. The website includes a list of links for phone advice [resources](#) that will be helpful in navigating housing law questions during your phone shift.

Third, sign up for a phone advice shift [here](#). Prior to each shift, you will receive datasheets for 2-4 clients. Those sheets will have information on how to contact the client and include a general description of the legal question for each client. New volunteers will meet with a VLN staff member to review client issues prior to the first shift. Then, during the shift, VLN staff will be available for phone consultation if new or unexpected issues arise. New attorneys can continue to meet with VLN staff prior to shifts to review case/client information and have a VLN staff attorney on call during their shift until they feel comfortable proceeding without these supports.

Please note that phone advice clients are scheduled to receive a call anytime in that two-hour window (from 2-4pm). If you do not get a hold of a client, please leave a message and a way to get back to you, and move onto the next client.