



### My Landlord is Evicting Me. What Should I Know?

1. The TN Courts re-opened for eviction cases on **June 1st**. That means your landlord might be able to file an eviction case against you
2. If you are being evicted for not paying rent, you might be protected by the CARES Act
3. All landlords can still evict tenants for breaking their lease for things other than not paying rent. You should follow all state laws and rules from your lease

### What is the CARES Act?

The CARES Act is a federal law that protects some tenants from being evicted for not paying rent until at least **July 25th**.

### Where Can I Look to See if My Place is Protected by the CARES Act?

Landlords must file a paper with the judge that says if your place is protected by the CARES Act.

You can check to see if your property is protected here: <https://projects.propublica.org/covid-evictions/>. This website only shows properties with 5 or more units. If you are renting a single-family home, this website will not work for you.

### What If My Property Is Not Listed on the Website as Protected by the CARES Act?

Your place may still be protected. Ask the judge to see your landlord's "CARES Act Declaration."

If your place is not protected by the CARES Act, then your landlord can evict you for not paying rent. You should ask your landlord to make a payment plan with you. You can also ask the judge for more time to pay your landlord. The judge does not have to give you more time.

### I'm Protected by the CARES Act. What Happens After July 25th? Can I Be Evicted Then?

Yes. Here are the steps your landlord must follow to evict you.

- You don't pay rent
- After **July 25th**, your landlord can start evicting
- Your landlord must give you 30 days' notice that they plan to evict you
- After those 30 days are up, your landlord can file a paper to have you evicted. That paper is called a "detainer warrant" or "detainer summons"
- Someone will "serve" you with this paper. You are served when someone hands you the papers or they tape the paper to the door of your place
- The detainer warrant will give you a court date
- At your court date, the judge will decide if you get to stay or must move
- If the judge says you must move, the judge will give you ten more days to move
- If you are not out by the end of those ten days, your landlord can ask the Sheriff to remove you.



**Legal Aid Society**

of Middle Tennessee & the Cumberland

Working Together. Doing Justice. Restoring Hope.

Hello

## MORE HELP YOU CAN GET

### What if I Haven't Paid Rent? Are There Places That Can Help Me Pay?

Community Helpers of Rutherford County:  
**(615) 898-0617**

Mid-Cumberland Community Action Agency:  
**(615) 742-1113**

Your local United Way: **Call 2-1-1 to ask for help**

### LAS Phone Clinics

**July 1, 2020**  
Wednesday,  
11 am - 1 pm CDT

**July 1, 2020**  
Wednesday,  
4 pm - 6 pm CDT

**July 2, 2020**  
Thursday  
4:30 pm - 6 pm CDT

**July 8, 2020**  
Wednesday  
11 am - 1 pm CDT

**July 9, 2020**  
Thursday  
3 - 4:30 pm CDT

**July 11, 2020**  
Saturday  
8:30 - 11 am CDT

**July 14, 2020**  
Tuesday  
4:30 pm - 6:30 pm CDT

**July 15, 2020**  
Wednesday  
4 - 6 pm CDT

**July 18, 2020**  
Saturday  
8:30 - 11:30 am CDT

**July 22, 2020**  
Wednesday  
11 am - 1 pm CDT

**July 23, 2020**  
Thursday  
3 - 4:30 pm CDT

**July 23, 2020**  
Thursday  
3 - 5 pm CDT

**July 25, 2020**  
Saturday  
8:30 - 11 am CDT

**July 27, 2020**  
Monday  
4:30 - 6:30 pm CDT

**July 29, 2020**  
Wednesday  
11 am - 1 pm CDT

Please contact Andrae Crismon at [acrismon@las.org](mailto:acrismon@las.org),  
or Kendra Cheek at [kcheek@las.org](mailto:kcheek@las.org) or (615) 780-7131.