## Michigan Executive Order

- On April 17, 2020, Governor Whitmer extended her prior executive order. Evictions in Michigan are now prohibited until May 15, 2020, unless a tenant poses a substantial risk to a person or property.

## Federal CARES Act

- A new law passed by Congress prohibits many (but not all) landlords from evicting tenants based on a failure to pay rent until July 25, 2020 (this does not apply to other reasons for eviction, such as violating a term of the lease).

- This applies to federally subsidized housing programs, including public housing, Section 8 project-based housing, the Section 8 Housing Choice Voucher program, Low Income Housing Tax Credit (LIHTC) housing, Rural Rental Housing, and the Rural Housing Voucher Program, among others. It also applies to properties that have a mortgage loan backed by a federal agency.

- Once this expires, a landlord must provide a 30-day notice to the tenant before filing an eviction case.

- This does not prohibit a landlord from evicting a tenant for reasons other than a failure to pay rent, such as lease violations.

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Neither the Michigan nor the federal “eviction moratorium” eliminates a tenant’s **obligation to pay rent**. Rent will continue to accrue if a tenant does not pay their full rent during the eviction moratorium.