

Evictions & COVID-19



Rental Assistance

Michigan has a statewide COVID Emergency Rental Assistance (CERA) program to help tenants pay back rent and utilities.

- Apply at <https://ceraapp.michigan.gov> (for all counties and HARAs in Michigan)
- Your local Housing Assessment and Resource Agency (HARA) can help. Find yours at: [MSHDA_HARAs_Contact_List_678040_7.pdf \(michigan.gov\)](#)
- To be eligible a tenant must (1) have income below 80% of the Area Median Income (AMI); (2) show a "COVID-19 hardship"; and (3) have a past due utility or rent notice.
- A tenant can show a COVID-19 hardship if a member of the household qualified for unemployment benefits, had a 10% reduction in income, had significant costs, or experienced other financial hardship after March 13, 2020.
- A tenant does not need a summons or even a demand for possession to apply. Tenants can apply if they are behind on rent or utilities even if they don't have a court case.



Eviction Moratorium

The Centers for Disease Control and Prevention (CDC) has issued an Order to temporarily stop some evictions before June 30, 2021.

The CDC Order protects an individual being evicted for non-payment of rent if **ALL of the following are true -**

The individual must:

- Have income below a certain threshold
- Be unable to make a full housing payment due to lost income, layoffs, reduction in hours or wages, or extraordinary out-of-pocket medical expenses
- Have made best efforts to get government assistance with rent
- Have done their best to make timely housing partial payments that are as close as possible to the full payment
- State that, if evicted, they would probably become homeless, have to move to a homeless shelter, or have to move in with others who live in close quarters

To be protected under the CDC Order, **an individual must provide a written statement to their landlord.** If a court case is filed, the individual should also provide a copy of the statement to the court.

The CDC Order may not apply to evictions for reasons other than non-payment of rent.

For more information, see **Michigan Legal Help's toolkit** at: <https://bit.ly/2RqIB98>