

## Worried about Eviction?

### Can my landlord kick me out of my home?

Your landlord needs a court order to make you leave.

- They can't put out your stuff, change the locks, or turn off the utilities to make you leave without a court order.
- If your landlord puts you out illegally, you can sue for damages.

### Can my landlord file an eviction now?

- Most landlords can start filing evictions on August 1, 2020.
- To file an eviction, the landlord must have a reason. They have to tell you in writing.
- The 2 most common reasons for eviction:
  - 1. You didn't pay your rent;
  - 2. You broke some other rule in your lease or agreement. We call this a breach. It has to be an important breach.
- What is the reason they are trying to evict you?
  - **They say I didn't pay my rent:** Some landlords can file an eviction August 1, 2020.
  - **If you get government help paying for your rent or your landlord has a government-backed mortgage, they can't file an eviction until August 24, 2020.**
  - **They say I breached our lease some other way:** They can file evictions starting June 1.

- In Jefferson County, your landlord has to give you a letter and 14 days to fix the problem first. They can't file an eviction right away.
- If they gave you that letter already, they can file on June 1.

**IMPORTANT: If you get something from your landlord, do not ignore it!**

If you can't pay your rent:

- Try to work out an arrangement with your landlord.
- You may be eligible for help paying your rent from Louisville/Jefferson County Metro Government Office of Resilience and Community Services or other programs.
- Act fast! Help might be limited and most programs need time to process your application.

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If you are facing eviction, Doctors & Lawyers for Kids might be able to help. Call us at (502) 614-3109.

Doctors & Lawyers for Kids provides free civil legal services for children and families served at our partners at Family Health Centers, Norton Healthcare, and Smoketown Family Wellness Center.

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Lawyers**  
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A Medical-Legal Partnership