

HOUSING

Evictions

SITUATION: A FAMILY/INDIVIDUAL IS UNSURE OF THE EVICTION PROCESS

Disclaimer: This is not meant to be legal advice but an overview of the eviction process. Contact any of the helping agencies below listed as SOON as you receive a notice from your landlord. Appointment slots fill up fast and funds are quickly depleted.

KNOW YOUR RIGHTS

- A verbal or written notice from your landlord to move out is not a legal eviction. The only legal way a landlord can evict is through a court order.
- When facing eviction, you will receive a summons and have the right to appear in small claims court to present your defense. You may also bring counterclaims to court, such as evidence of a landlord not making repairs to the property.
- North Carolina law generally doesn't allow tenants to withhold rent until repairs are made. But in some specific instances a judge or magistrate can order the rent to be held.
- Landlords cannot change the locks, or withhold or remove belongings before an eviction is granted.
- If you miss your court date: You have 10 days to appeal the eviction ruling and have the right to stay in the unit during the appeal as long as you continue to pay rent.
- North Carolina laws protect you from retaliatory evictions. Landlords cannot evict as retribution for calling code enforcement, asking for repairs, or organizing with other tenants.
- Hiring an attorney isn't required but often landlords are much more likely to appear in court with a lawyer than the tenant facing eviction.

If you desire the assistance of an attorney contact Legal Aid's housing hotline at 704-594-8662, extension number 4.

SITUATION: AN INDIVIDUAL/FAMILY NEEDS HELP PAYING FOR RENT

Landlords: can sometimes be forgiving if you fall on temporary hard times. If you are a good tenant and have a good relationship with your landlord, they may be willing to work with you. Ask if they will accept a late payment or if you can pay your rent in installments. Could not hurt to speak to them as soon as you know you may be in trouble as they may not want the additional court costs for an eviction

Charlotte Housing Authority of the City of Charlotte

Applicants need to have an **eviction** or disconnection notice.

Contact them at (704) 333-5040 for more information and eligibility requirements.

Limited **help** for utilities may also be offered.

Crisis Assistance Ministry

Known as a one -stop financial assistance organization can assistance with rental evictions, utility shut-offs and other household needs. For evictions you must have an eviction notice. Contact them at 704-71-3001 to see if you qualify.

They are located at 500 A Spratt St., Charlotte, N.C. 28206

Common Wealth Charlotte

Provides CWC-Secured loan to high-risk clients for up to \$750 with direct paycheck drafting and a maximum six-month term at 3.15% APR. Proceeds can be used for financial emergencies, or addressing items (evictions, for example). Contact them at (980) 292-1148 for more information. Common Wealth Charlotte is located at 5301 Wilkinson Blvd, Charlotte, NC 28208

Mecklenburg County Dept of Social Services

D.S.S. contracts with Crisis Assistance Ministry (CAM) to serve as the community's central location for distribution of local, state and federal emergency funds in Mecklenburg County. For emergency financial assistance needs with rent and utilities, please contact Crisis Assistance Ministry (CAM). This is the first portal of entry for financial services in the community and they are located at 500-A Spratt Street, Charlotte, NC. For questions regarding their program, please contact Crisis Assistance Ministry at 704-371-3001, located at 500-A Spratt St or visit their website at www.crisisassistance.org. Customers calling in that are homebound should contact CAM directly at 704-371-3001, press 0 for an operator and request to be connected to the Crisis Homebound Line. There is no guarantee that financial assistance will be provided. For more information contact Customer Connection - 704-336-3000

United Way 211

24-hour helpline administered by United Way that connects people in need of assistance to resources in their communities. All you have to do is dial **211**.

Homeless Prevention Fund

Provides funding to those in immediate danger of becoming homeless. Funds are often for short term to medium term assistance. **Contact them at (704)-36-2266** for eligibility requirements.

SITUATION: A VETERAN NEEDS HELP PAYING RENT

Catholic Charities Diocese of Charlotte

The SSVF program's purpose is to provide supportive services to very low-income Veteran families in Mecklenburg County who are homeless or at risk of homelessness and ultimately, to end homelessness among Veterans. SSVF prioritizes the delivery of rapid re-housing services to homeless Veteran households.

Contact them at (704)-370-3233

1123 S. Church Street Charlotte, NC 28203 for more information and eligibility requirements.

Note: The agencies listed above serve all members of the community including veterans.

- ***Still need help? Dial 2-1-1 or 1-888-892-1192 to speak to a call specialist 24/7/365.***