

FACING EVICTION?

Assistance May be Available for Residents Facing Eviction in Jefferson County, KY

If you have received an eviction notice and need help, contact these agencies directly or visit the website provided:

Neighborhood Place

502-574-5000

www.Louisvilleky.gov

Provides financial assistance for rent, rental deposits, and utilities to eligible households. Neighborhood Place offers referrals to other community service providers that may be able to assist your household.

Call the number above to be referred to the closest Neighborhood Place.

Legal Aid Society

502-584-1254

www.LASLOU.com

416 W. Muhammad Ali Blvd

Provides free legal services to income-eligible people in the community. They fight on your behalf when health, safety and stability are unjustly threatened. Legal Aid hosts a Tenants' Rights Clinic every Wednesday at 12:00 noon.

Louie Connect

Dial 2-1-1

www.LouieConnect.com

A project of Family Scholar House, LouieConnect provides information about emergency services in Jefferson County.

The site also partners with Metro United Way's 2-1-1 hotline, which can provide information about additional services in the community.

IMPORTANT INFORMATION FOR TENANTS UNDER EVICTION

It is important to attend your eviction court hearing to defend your rights as a tenant.

Your Rights as a Tenant:

- Your landlord **cannot** evict you without giving you proper notice (7 day letter notice)
- Your landlord **cannot** lock you out, set your things out, or turn off your utilities to force you to move out

What to do in court:

- If one of these things is true, bring proof with you and inform the judge:
 - o You did not get a written notice that you would be evicted before receiving the eviction petition from the Sheriff
 - o Your landlord accepted payment after ~~he~~ they filed the eviction petition
 - o You do not owe your landlord rent or late fees
 - o You did not break your lease; or the problem was corrected within 14 days of the landlord's written notice
- Ask for a hearing if you need more time to talk to a lawyer and/or gather evidence
- Ask for the case to be dismissed if your landlord doesn't appear—this will prevent an eviction on your record

What if you lose in eviction court?

- You have 7 days to move out or appeal the eviction
- If you need help finding a new place to live, please contact the resources on the other side of this document
- After the 7 days, your landlord can get an order to set you out. Then the Sheriff has ten days to set you out
 - o When the set out occurs, the Sheriff will supervise while your belongings are being moved out
- Your landlord cannot take your belongings as payment or collateral
- If your landlord still wants the unpaid rent, they must first file a case with Small Claims Court

How to avoid an eviction on your record:

- Your landlord or their representative **must be present** at eviction court for you to receive an eviction on your record; if they are not present and you are, the case can be dismissed
- Pay the remaining rent (before the 7 days) to your landlord
- Return the house/apartment keys to the landlord