

Eviction Diversion Program (EDP)

What is Eviction Diversion? The District Court Eviction Diversion Program (EDP) provides tenants and landlords with the opportunity to resolve eviction cases without the need for a trial before the Judge. All eviction cases at this time have access to mediation services provided by Southeastern Dispute Resolution Services (SEDRS), a tenant legal consultation with an attorney from Legal Services of South Central Michigan (LSSCM), and an eligibility assessment for emergency services and financial assistance with Community Action Agency (CAA) and Michigan Department of Health and Human Services (MDHHS). There is no cost charged to the landlord or tenant for this service.

What will happen? The landlord and tenant will attend mediation prior to their case being heard by a Judge. *(If you received this flyer with your Court documents please see the Hearing Notice provided by the Court for dates and times of your appearance).* The mediator will facilitate settlement negotiations between the landlord and tenant. Parties will have an opportunity to negotiate settlement of rental amounts owed, repair issues, or other concerns raised in the eviction case. All mediators in this program are certified by the State of Michigan.

What happens if we agree to settle our case? Most EDP agreements result in a final settlement order called a “conditional dismissal”. This order is prepared by the mediator, approved by the landlord and tenant, and presented to the court later for approval. When the order is entered by the court it is a binding court order and must be followed by both parties. If the landlord and tenant complete the requirements they placed in the settlement order the court case is dismissed and no Judgment is entered against the tenant. If the tenant fails to pay the agreed amount or follow the order at a later date, the landlord can request that the Court enter a Judgment and allow for the eviction of the tenant.

What happens if we do not agree to settle our case? If the landlord and tenant cannot reach a settlement during the mediation session the case will be heard by the Judge, as in the past. The Court may hold such hearings online or in person. The Judge will decide whether the tenant can be evicted by the landlord and what amounts of money are owed, if any.

Tenants: Do you need to consult with an attorney about your eviction case?

Before your hearing contact:

Legal Services of South Central Michigan

517-787-6111

Or visit

www.michiganlegalhelp.org

Landlords and Tenants:

Is there rent owed for March 2020 or later months?

Your case may qualify for rental assistance.

See Reverse Side of this Flyer

Call Community Action Agency *now* to see if you qualify: 517-784-4800

**Eviction Diversion is a partnership of:
District Court**

Southeastern Dispute Resolution Services

Legal Services of South Central Michigan

Community Action Agency

Michigan Department of Health and Human Services

Landlords and Tenants: Do you have questions about Mediation? Contact Southeastern Dispute Resolution Services at 517-990-0279

Additional assistance may be available from the Michigan Department of Health and Human Services

In Hillsdale County call: 517-439-2200

Or visit

www.michigan.gov/mibridges



RENTAL ASSISTANCE IS CURRENTLY AVAILABLE

Our county received special funding from the State of Michigan to use with the Eviction Diversion Program. This program, designated through Michigan State Housing Development Authority (MSHDA), is designed to ensure that residents remain housed during and after the COVID-19 Pandemic.

- These special funds can only be used to pay rent owed for rental periods in March 2020 or later.
- No rent owed prior to March 2020 will qualify for this funding, but other programs may assist with such older rent.
- There are financial qualifications for these funds including income limits for tenants and maximum rent amounts that can be paid.
- These funds are only available one time per tenant and are only available if the landlord and tenant agree to a settlement.

CALL COMMUNITY ACTION AGENCY (CAA) to see if you qualify: 517-784-4800

Are you a landlord with tenants that owe rent?

- This program requires that there be a Demand for Possession or Notice to Quit for the tenant, or a court case filed with a Summons and Complaint.
- These funds can be applied without filing an eviction case at court. If a landlord has Nonpayment of Rent cases they intend to file and are interested in this rental assistance, please feel free to call CAA before filing at court.
- There must be a written lease agreement or other proof that the tenant lived at the residence and owes rent.
- Landlords must be willing to forgive late fees and up to 10% of the arrearage from March 1st forward. This will be explained fully during the process so that both sides can reach an agreeable settlement.
- Tenant income limits and maximum rent limits apply.
- Tenant does not need to otherwise qualify for “subsidized” rent or other rental assistance programs.

Are you a tenant that owes rent?

- This program requires that there be a Demand for Possession or Notice to Quit from your landlord, or a court case filed with a Summons and Complaint.
- There must be a written lease agreement or other proof that the tenant lived at the residence and owes rent.
- You may be responsible to pay a portion of the past due rent yourself or work out a payment arrangement with your landlord. This will be explained fully during the process so that both sides can reach an agreeable settlement.
- Tenant income limits and maximum rent limits apply.
- Tenant does not need to otherwise qualify for “subsidized” rent or other rental assistance programs.

If you are interested in this program or have additional questions please contact **Community Action Agency** and speak with a Housing Specialist
Call: **517-784-4800**, choose the “Eviction Diversion” option and leave a message with your contact information.

