ACCESS TO COUNSEL IN EVICTIONS PROGRAM

Are you at risk of eviction? Have you been told you may lose your housing voucher or subsidy? You may be eligible for a **free lawyer**. Lawyers with the Access to Counsel in Evictions Program can represent you in these kinds of cases:

- **Failure to Pay Rent:** Landlords and mobile home park owners file this case when they believe you owe back rent.
- **Breach of Lease:** Landlords and mobile home park owners file this case when they believe you have violated the lease or rental agreement.
- **Holding Over:** Landlords and mobile home park owners file this case when they claim you refuse to leave the property after the lease or rental agreement has ended.
- **Voucher or Other Subsidy Terminations:** The Housing Authority or agency administering your voucher or other housing subsidy starts this case by sending you a termination notice. The termination notice will explain how they believe you have violated program rules or regulations.

A lawyer might also be able to help if your landlord or mobile home park owner is pressuring you to move, such as by illegally shutting off utilities.

RENTERS HAVE RIGHTS - AND A LAWYER CAN HELP!

Neither a landlord nor a mobile home park owner can evict a renter in Maryland without getting a court order and scheduling the eviction through the Sheriff's Department or, in Baltimore County, the Constable's Office.

Renters have the right to defend themselves against an eviction or subsidy termination. There are many defenses that renters can raise to try to stop an eviction, but every case is different.

If you have received a notice of a scheduled court hearing and you want to defend your case, you must attend the hearing. If you do not go to court, the judge may rule in favor of your landlord.

A lawyer can help you understand whether any defenses apply, can help you prepare your case, and will represent you at the trial or hearing.

A lawyer can also negotiate for:

- More time for you to move
- Your landlord or mobile home park owner to make needed repairs
- Other things as appropriate.

ELIGIBILITY

To qualify for a free lawyer, you must be a renter living in Maryland and have a household income at or below 50% of Maryland's median income. A program representative will help you determine if you are eligible for free legal help.

Call 211 or visit www.legalhelpmd.org

OTHER RESOURCES

For more information on Maryland's Tenant Bill of Rights and additional renter resources from the Maryland Office of Tenant and Landlord Affairs, visit: **dhcd.maryland.gov/housing/renter-landlordresources**

For more information and to apply for utility assistance, go to: **dhs.maryland.gov/office-of-home-energyprograms**

For more information on the court process, visit: **mdcourts.gov/legalhelp/housing**

The Access to Counsel in Evictions Program is administered by Maryland Legal Services Corporation.
www.legalhelpmd.org

HELP IS AVAILABLE

To find out if you are eligible and to connect with a free lawyer, **Call 211 or visit www.legalhelpmd.org**

Or scan this code with your phone's camera.

The earlier you reach out, the better, so **call 211 or visit www.legalhelpmd.org** today!

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FREE LAWYERS FOR RENTERS IN MARYLAND

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