



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 file this case when they believe you owe back rent.
- **Breach of Lease:** Landlords file this case when they believe you have violated the lease.
- **Tenant Holding Over:** Landlords file this case when they claim you refuse to leave the property after the lease 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 is pressuring you to move, such as by illegally shutting off utilities.

TENANTS HAVE RIGHTS - AND A LAWYER CAN HELP!

A landlord **cannot** 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.

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 to make needed repairs
- Other things as appropriate.

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.

The Access to Counsel in Evictions Program

is administered by
Maryland Legal Services Corporation.

**Call 211 or visit
www.legalhelpmd.org
for more information.**

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

Rental Assistance

For more information and to apply for rental assistance, go to:

dhcd.maryland.gov/pages/evictionprevention

Utility Assistance

For more information and to apply for utility assistance, go to:

dhs.maryland.gov/office-of-home-energy-programs

For more information on the court process, visit:

mdcourts.gov/legalhelp/housing

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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