

EVICCTIONS AND COURT REOPENINGS: MY LANDLORD FILED FOR EVICTION. WHAT HAPPENS NEXT?



YOU WILL RECEIVE YOUR COURT DATE EITHER IN-PERSON OR POSTED ON YOUR PROPERTY
IF ALL **MONEY OWED + COURT FEES** ARE PAID BEFORE THE JUDGMENT IS ENTERED,
THE EVICTION SHOULD BE DISMISSED.

WHO CAN I CALL FOR LEGAL HELP?

EHOC's Eviction Hotline: 314-534-5800
Legal Services of Eastern Missouri: 314-534-4200
Arch City Defenders: 314-361-8834
St. Francis CLAM: 314-977-3993
Immigrant Housing Justice Project: 314-256-5980

I'M BEHIND ON RENT...

- **Contact United Way: Dial 2-1-1**
- **Discuss a payment plan with your landlord**
- **Schedule a mediation with your landlord**
(STL City) Conflict Resolution Center: 314-255-7449
(STL County) St. Louis Mediation Project: 314-833-0226

How to find info on your case?

Your court date should be delivered in-person or posted on your door. You can also find your court date on CaseNet (courts.mo.gov)

- ↳ Search your first and last name on Casenet (try all possible spelling)
Confirm the right middle initial, case address and year filed
- ↳ After clicking your name, select the "hearings and trials" tab to see your court date
If you don't have internet access for the hearing, community advocates may be able to assist ie. a local library or community center
- ↳ If your court date has passed, check the "Civil Judgements" tab for more details

What happens during a hearing?

- Your Landlord may be willing to settle your case with you before your trial, like by making a payment plan. You are **never** required to settle your case if you don't want to. If you settle your case, you will not have a trial in front of the judge.
- Your Landlord may ask you to sign an agreement called a "Consent Judgment." A consent judgment is still an eviction judgment and will show up on your record.
- The consent judgment should say how much money you owe your Landlord, and if you are agreeing to move by a specific date. Read the agreement carefully and **only sign if you agree.**
- If you don't agree, you have the right to request a continuance or ask for a trial date.
- You should attend **all** hearings/trials to avoid default judgments in this case.
- A default judgment means the decision is in favor of the Landlord.

When does your case go to trial?

- The tenant has a right to request a trial **instead** of signing a consent judgment.
- If there is a dispute on the amount owed, be sure to bring to trial receipts or documents that support your argument.
- You may request a continuance for more time to gather needed documentation.

See the next page for more information on the court process for a trial.

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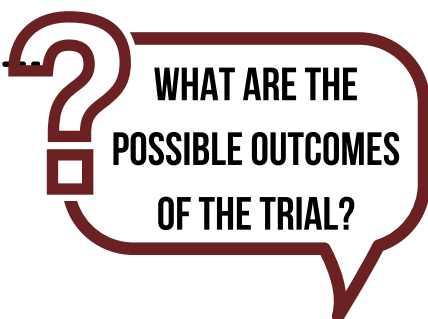
Before the court appearance, find out if your landlord is represented by an attorney



How? Your landlord is not represented if you live in St. Louis City and your court date is on Friday at 9:30 A.M., or if you live in St. Louis County and your court date is Tuesday at 1 P.M.



Why? If your landlord is not represented, your first court appearance could also be the trial, and you need to come prepared with pre-filed answers to defend the charge. If your landlord has a lawyer, a trial date will be set at the first court appearance.



Judge makes a ruling on eviction

Judge finds in favor of the Landlord

Disagree with judgment? Apply for a new trial within 10 days

Landlord can file for sheriff to execute eviction after 10 days

Judge finds in favor of the tenant

Tenant pays all money owed within 10 days and stays in house

The eviction is dismissed

Agreement or consent judgment is made between tenant and landlord

Tenant follows terms of agreement

Tenant does not follow terms

Landlord may ask for eviction or money garnishment

The Center for Disease Control (CDC) issued a national moratorium of evictions for some eligible renters, effective September 4 through December 31, 2020.

For more information visit: <https://tinyurl.com/y5rdv4vy>