

ANTI-EVICTION WORK

An online training with
Grand Rapids Area Tenants Union
on Anishinaabe Land/Turtle Island

04/17/2021

WELCOME

WELCOME

- No landlords/property management
- Land acknowledgment
- Introductions - names & pronouns if you choose, what brought you here
- Using stack - centering voices of tenants and marginalized folks
- Recording permission
- Self-care and break

SIGNING UP & GETTING INVOLVED

SIGNING UP & GETTING INVOLVED

- Interested in helping out?
 - gratunion@gmail.com
 - (616) 422-5548
 - Connect on socials: FB; IG
 - Facebook group:
 - facebook.com/groups/GRATU
 - Ally/Accomplice form
 - tinyurl.com/GRATUaccomplice
 - Volunteer/Organizer form
 - tinyurl.com/GRATUvolunteer

AGENDA

AGENDA

- 1) What is the role of an ally?
- 2) Eviction process and timeline
- 3) Tactical areas of solidarity:
 - Documentation
 - Research
 - Pressure campaigns
 - Court support/solidarity
 - **-Break-**
 - **Eviction Defense**
 - Roles
 - PEARL (check-ins)
 - Dos & Don'ts
 - Security culture & safety
- 4) Hospitality
- 5) Fundraising
- 6) Contingency
- 7) Resources
- 8) Signing up & getting involved

—ADJOURN—

THE ROLE OF “ALLY”

THE ROLE OF “ALLY”

- Listen to the folks who are directly affected
- Recognize privilege and lower risk allies may carry
- Be in right relationship with affected folks
- Be willing to put ourselves on the line in ways that may be too risky for affected folks

EVICTIION PROCEDURE & TIMELINE

EVICTON PROCEDURE

1) NOTICE OF EVICTION
DELIVERED TO TENANT

2) NOTICE TIME EXPIRES

3) LANDLORD FILES LAWSUIT
FOR EVICTION

4) COURT HEARING

5) POSSIBILITY OF APPEAL

6) COURT ISSUES ORDER OF
EVICTION

7) ORDER OF EVICTION IS
EXECUTED

EVICTION TIMELINE

- 1) NOTICE OF EVICTION DELIVERED TO TENANT**
 - 24hrs / 7 days / 30 days
- 2) NOTICE TIME EXPIRES**
- 3) LANDLORD FILES LAWSUIT FOR EVICTION**
 - hearing w/in 10 days
- 4) COURT HEARING**
 - can be adjourned for 7 days
if attorney requested
- 5) POSSIBILITY OF APPEAL**
 - 10 day period after judgment
- 6) COURT ISSUES ORDER OF EVICTION**
 - must be issued w/in 56 days
- 7) ORDER OF EVICTION IS EXECUTED**
 - must be executed w/in 56 days

EVICTION TIMELINE

FROM START TO FINISH, AN EVICTION CAN TAKE:

**21 - 57
DAYS**

(up to issuance of Order of Eviction)

EVICTION MISC.

1) NOTICE OF EVICTION

- is NOT an “Order of Eviction”
- aka “Notice to Quit” or
“Demand of Possession”

2) DEFAULT JUDGMENT

- not showing up

3) RETALIATORY EVICTION

- evictions filed w/in 90 days of tenant reporting violations of code, etc.

4) ORDER OF EVICTION

- aka “Writ of Eviction”

5) LEGAL / ILLEGAL EVICTION

- only court bailiffs can evict you

SOLIDARITY

TACTICS

CONTINGENT UPON WHAT TENANT WANTS

DOCUMENTATION

DOCUMENTATION

- What is the tenant's grievance?
 - What is their "story?"
- Is everything "in order" on the landlord's side?
- **The more we have documented, the more we can do**
 - Only document what the tenant would like documented

RESEARCH

RESEARCH

Finding out information on property <https://bsaonline.com/?uid=115>

Google search on Code Violation

Property Management Company Website

Facebook page

Linkedin.com

Talk to Neighborhood Association(s)

PRESSURE CAMPAIGNS

PRESSURE CAMPAIGNS

- public accountability
- emails
- phone zap
- press
- social media blasts
- in-person actions outside of offices or landlord homes
- “It’s okay to be a slumlord until your neighbors know about it.” - LaDonna Norman

COURT

SUPPORT/SOLIDARITY

COURT SUPPORT/SOLIDARITY

Writing Letters to Judges

Be present in the courtroom

Protest outside the court

Be present/supportive of Tenants needs after court date

-BREAK-

**EVICTIION
DEFENSE**

AGENDA

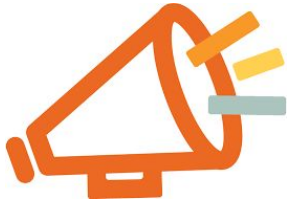
- 1) What is the role of an ally?
- 2) Eviction process and timeline
- 3) Tactical areas of solidarity:
 - Documentation
 - Research
 - Pressure campaigns
 - Court support/solidarity
 - -Break-
 - **Eviction Defense**
 - Roles
 - PEARL (check-ins)
 - Dos & Don'ts
 - Security culture & safety
- 4) Hospitality
- 5) Fundraising
- 6) Contingency
- 7) Resources
- 8) Signing up & getting involved



—ADJOURN—

EVICTIION DEFENSE

If the courts decide in favor of the Landlord or Property Management Company, allies can show up at the Tenant residence to physically block an eviction.



EVICTIION DEFENSE - Roles

- | | |
|---|--|
| <ul style="list-style-type: none">● Tenant Liaison/Action Logic● Police/Landlord Liaison● On-site Scout/Crowd Safety● Off-site Scout● Drivers● Videographers/Livestreamers | <ul style="list-style-type: none">● Legal Team● Crowd Care● Art● Chants● CD Team if needed● Jail Support if needed● Tradespeople (locksmith) |
|---|--|

EVICTION DEFENSE - PEARL

PEARL is a model used when checking-in with those you show up to an action with, sometimes called your *affinity group*.

- **P—Physical**
- **E—Emotional/mental**
- **A—Arrestability**
- **R—Roles**
- **L—Loose ends?**

DOs & DON'Ts

DOs & DON'Ts

DOs

- do make sure you understand the **goal** of the action and your role
- do have means of contact with your team
- do make sure the tenant approves the action
- do listen to crowd safety
- do pick a role and stick with it
- do help another teammate if they ask and your role allows it
- do expect mistakes and debrief to learn

DON'Ts

- don't stray from your role or try to multitask roles
- don't get overwhelmed - ask for help
- don't decide on your own to stray from the planned action - consult with the team
- don't escalate a situation or argue with onlookers - let the action speak for itself

DOs & DON'Ts — Security Culture & Safety

DOs

- do use secure communications such as Signal or WhatsApp, or face-to-face if it's safe
- do mask up
- do build relationships with your team and get to know and trust each other (affinity groups)
- do decide what level of risk you can handle beforehand
- do expect mistakes and be ready to problem-solve
- do ask questions of new folks
- do debrief actions to learn

DON'Ts

- don't talk on unsecure channels or with non-trusted people around about sensitive actions or tenant situations
- don't talk to cops or landlords unless you have been assigned that role
- don't call cops, 911, or CPS
- don't talk to cops if they come to your door - have them give you their information and contact National Lawyers Guild.
- don't **ever** leave anyone stranded

HOSPITALITY

HOSPITALITY

Allies can offer hospitality for Tenants who are being evicted. Only in COVID-safe circumstances.

FUNDRAISING

FUNDRAISING

- Eviction is an expensive process!
 - Back-rent itself, legal/court fees, late fines
- Allies can start a GoFundMe or share a Venmo/CashApp tag on social media
- More information helps

CONTINGENCY

CONTINGENCY

REMEMBER — any and all of the above should only be implemented *at the behest of the tenant themselves*. Don't do anything a tenant doesn't want you to do in regard to their situation, especially in regard to their *information*.

RESOURCES

RESOURCES

A Practical Guide for Tenants and Landlords <https://www.legislature.mi.gov/Publications/tenantlandlord.pdf>

MI Eviction Process & Timeline: highlights and guide — adapted from above

<https://docs.google.com/document/d/18c5WWn5-ZZUzy9yvV1VULZRr65DfD3bqdbYFkBpGIJ4/edit?usp=sharing>

Eviction Defense Handbook

https://cantpaywontpaydurm.files.wordpress.com/2020/11/handbook_vol_1312.2.pdf

Grand Rapids Area Housing Resources: tinyurl.com/GRHousingResources

SIGNING UP & GETTING INVOLVED

SIGNING UP & GETTING INVOLVED

- Interested in helping out?
 - gratunion@gmail.com
 - (616) 422-5548
 - Connect on socials: FB; IG
 - Facebook group:
 - facebook.com/groups/GRATU
 - Ally/Accomplice form
 - tinyurl.com/GRATUaccomplice
 - Volunteer/Organizer form
 - tinyurl.com/GRATUvolunteer

Q & A

THANK YOU!