

# Eviction Defense Manual

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The Eviction Defense practice area contains a variety of resources designed to assist you with your pro bono case, including the Eviction Defense training manual parts I & II, a calendar of training events, an extensive resource library, a list of available cases, and relevant news articles.

defenses; you might have a better result in front of a judge rather than 12 jurors who might not be sympathetic to someone who is already receiving a government subsidy. In cases with weaker defenses, counsel may be willing to agree to an alternate stipulated judgment for a “soft-landing” if you waive jury.

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1. Defenses to Eviction for Non-Payment of Rent; a) Defense "Landlord Refused to Accept the Rent" Description: This eviction defense is exactly what it sounds like... the landlord refused to accept the rent (Civil Code Section 1476). Example: Tenant was

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served a 3-day notice to pay rent or quit on the 6th of the month for rent due on the 1st of ...

HJL's **Eviction Defense Manual** is a tool for learning about tenants rights in the eviction process, eviction defense, and reducing displacement and debt caused by eviction. The Manual walks tenants through the legal process of eviction, breaking down complicated legal terms and explaining requirements of landlords under the law and opportunities for tenant defense within the different stages ...

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The following five LSNc attorneys specializing in housing and community and economic development contributed to a major rewrite of chapter 18 of the **Eviction Defense Manual** ...

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Types of Notices: 5-Day Notice for nonpayment of rent (most common one)—if rent is not paid in five days, tenancy will be terminated. Notice must include a “legal demand for a sum certain.” 725 ILCS 5/9-209 Count additional business day if 5th day falls on weekend or holiday

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3 deference based on the case of Chevron U.S.A. v. National Resources Defense Council).<sup>4</sup> See Christensen v. Harris Cty., 529 U.S. 576, 587 (2000) ( ^Interpretations such as those in opinion letters— like interpretations contained in policy statements, agency manuals, and enforcement guidelines, all of

Eviction 101 CLE Materials Materials from the June 25, 2021 Eviction 101 CLE presented by the Indiana Bar Foundation, Indiana Legal Services, Pro Bono Indiana, and Indiana State Bar Association. Watch the recording (available after 7/2/2021)

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period of time after the 30 or 60 days, this defense may also apply. If you use this defense, save the rent money in a separate bank account and leave it there until your trial. Having the rent money will help show the judge your good faith, and will help you to settle the case, or make it easier if you have to move. e. Retaliatory Eviction.

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EVICTON Information for Landlords and Tenants About Forcible Entry and Detainer (F.E.D.) Actions This booklet describes the procedure for evictions from residential property (houses, apartments, etc.). It does not discuss evictions from commercial or agricultural property or evictions ...

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