



**MLSC**

MARYLAND LEGAL SERVICES CORPORATION

---

IOLTA - INTEREST ON LAWYER TRUST ACCOUNTS

## **MLSC Eviction Prevention Grants**



# Eviction Prevention Grants Data

- Quarter 1 (July 1, 2021 – September 30, 2021)
  - State eviction moratorium/defense expired August 15
  - CDC eviction moratorium/defense expired July 31, re-instated August 3, struck down by Supreme Court August 26
- Eight nonprofit civil legal aid providers
- Opened Cases: 956
- Closed Cases: 823



# Case Outcomes

<b>Major Benefit</b>	<b>Number of Closed Cases</b>	<b>Number of People Directly Benefited</b>
Prevented eviction from public or subsidized housing	15	26
Prevented eviction from other housing	176	441
Delayed eviction, providing time to seek alternative housing	86	213
Avoided or obtained redress for illegal or unfair charges	10	21
Enforced rights to decent, habitable housing	7	14
Obtained other benefit for tenant	34	70
Obtained brief advice or counseling	440	740

Economic benefits: more than \$60,000 in lump sum awards, \$308,000 in costs saved/avoided



## Other Activities

- Collaboration with other legal providers, rental assistance providers, county/city governments, sheriffs' offices and courts
- Review of reserved judgment cases, wait lists
- Community outreach events
- Know-your-rights tenant trainings
- Volunteer attorney recruitment/training



# Obstacles

- Slow distribution of rental assistance and timing with court dates
- Increased complexity = more time required per case
- Different practices in different jurisdictions
- Varying levels of compliance with local pandemic-related laws
- Extended hiring time

# Implementing Access to Counsel in Evictions in Maryland

Matt Hill, Attorney

October 22, 2021



R.C.W. 3A.52.080 (Criminal Trespass)



The only question  
they ask you is,  
*So you agree with  
the amount that's  
owed?*

They don't take the  
time to get your side  
of the story.

**In nearly 2 of 3 cases when renters tried to speak up  
about housing defects, the judge disallowed  
their testimony or evidence.**



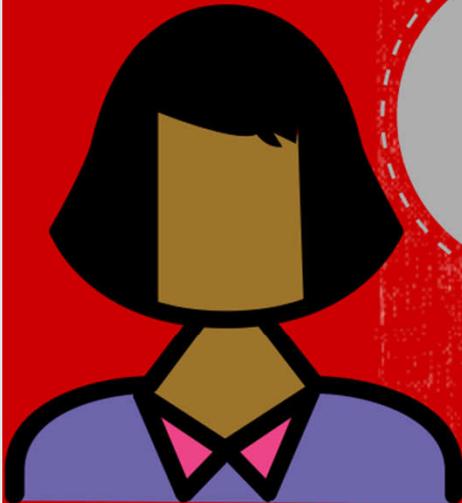
In December 2015 we published a report revealing just how hard it is for renters in the court system.

# JUSTICE DIVER TED

HOW RENTERS ARE PROCESSED IN  
BALTIMORE CITY RENT COURT

[justicediverted.org](http://justicediverted.org)

*We surveyed nearly 300 renters who came to Rent Court to defend their eviction cases.*



**94%  
Black**

**78%  
Women**

**60%  
High  
School,  
GED,  
or less**

**75%  
monthly  
income of  
\$2,000  
or less**



■ Housing assistance (15%) ■ No housing assistance (85%)

*So in other words...*

Nearly  
**60%**

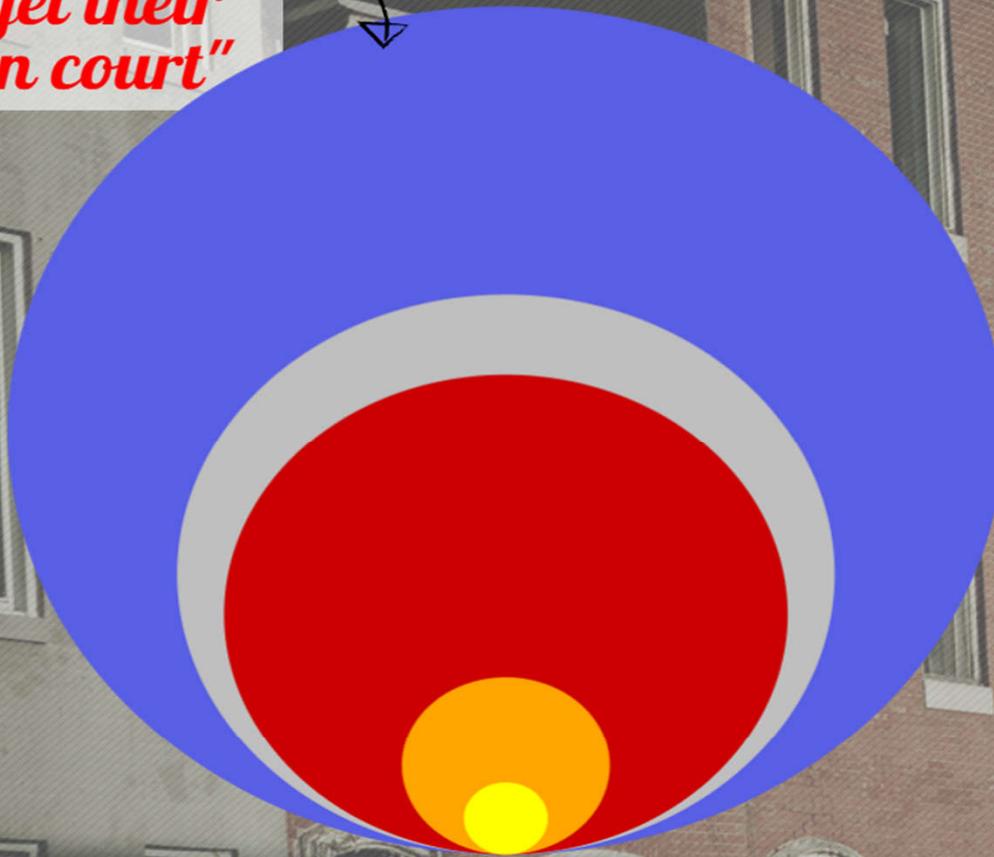
of renters at court had a serious housing defect in their home and had reported it to their landlord before trial.

They could have raised a legal defense to rent eviction.

But only  
**8%**

of those renters succeeded in raising the defense before a judge.

*Most renters  
don't get their  
"day in court"*



297  
SURVEYED  
RENTERS  
AT COURT

196  
IN COURTROOM FOR  
START OF SESSION

168  
COULD RAISE A  
DEFENSE BASED  
ON POOR  
CONDITIONS

62 --- 53  
DISPUTED  
THE CASE  
BEFORE A  
JUDGE

WITH A  
CONDITIONS-  
RELATED  
DEFENSE

ONLY **25** SPOKE TO JUDGE ABOUT THE  
UNRESOLVED POOR CONDITIONS

*Why do so many folks with good defenses fail to try their cases?*

1.

**At court, renters are directed toward informal deal-making.**

2.

**Then, landlords take advantage of renters' not knowing their housing rights.**

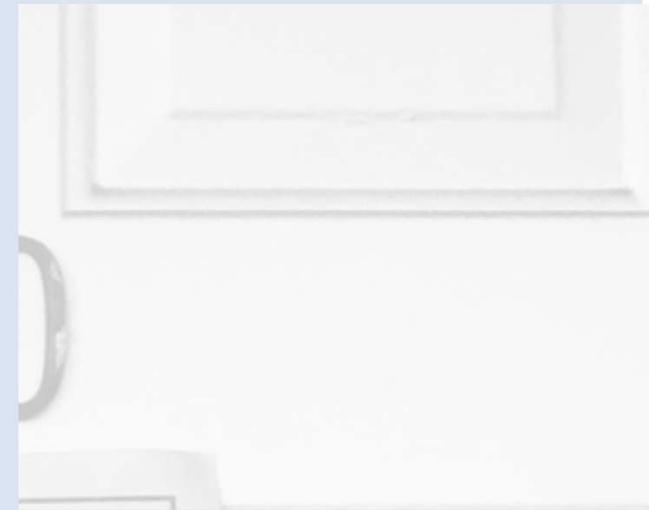
64% of renters were pulled into a pre-trial negotiation.



50% of them mistakenly thought it was legally required of them.

73% of renters who had poor housing conditions didn't know they could raise a defense based on serious defects in their homes.

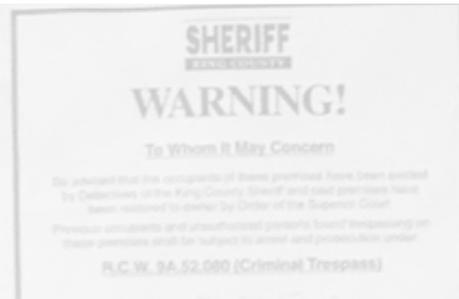
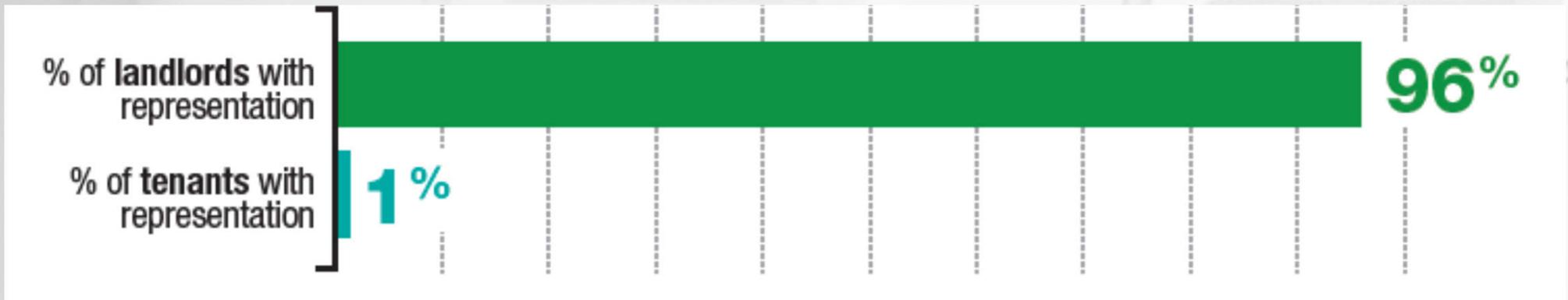
By all accounts, Denise had a case to make in court to pay rent into escrow, but like so many Baltimore City residents she simply had no concept of the rent escrow law and how to use it. Instead, she tried to force improvements by withholding her \$750 in rent. She is not one to take the easy way out, she says, but she had no other option. Consequently, Denise was summoned to the Rent Court.



At court, however, these hopes were dashed. As Denise stumbled over her words, the judge interrupted: “This is not a hearing – we are only here to discuss the amount of money you owe.”

# Why is Justice diverted?

In part: Landlords are represented but tenants are not

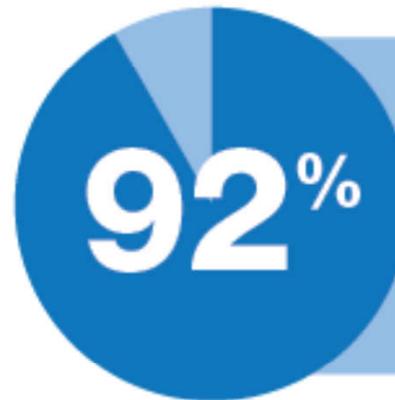




## IN NEW YORK CITY

**Evictions dropped  
29%** in zip codes with  
Right to Counsel

**84%** percent of  
represented tenants  
**remain in their homes**



**OF TENANTS WITH  
REPRESENTATION  
AVOID DISRUPTIVE  
DISPLACEMENT**

410

**SHERIFF**  
**WARNING!**

To Whom It May Concern

As advertised the occupants of these premises have been notified  
by Deputies of the King County Sheriff and that permits have  
been issued in order for Order of the Superior Court  
Previous occupants and unauthorized persons found trespassing on  
these premises will be subject to arrest and prosecution under  
R.C.W. 9A.52.080 (Criminal Trespass)

# More Than Rent Assistance Post-COVID-19

- Landlords that want to take the federal money and still evict
- Illegal fees
- Landlords refuse rental assistance – discriminating based on the tenant's source of income
- Uninhabitable conditions of disrepair
- Navigate glitches and hurdles in rent relief system to benefit both parties
- Unmet need for legal services: In Q3 PJC closed 206 eviction cases for low-income tenants, but only able to represent in 33% of those cases.

# Vision for HB 18 Implementation

1. Commitment to Race Equity = Centering Respect for Tenants
2. Early outreach to tenants – more time the better – see 10-day notice
3. Coordinated, easy access to counsel for tenants – not complicated and piecemeal
4. Uniform, coordinated process at court to allow time and space for representation and litigation
5. Institutionalize best practices around integrating legal, rental, and social assistance

# Report Resources

- Justice Diverted, <https://abell.org/sites/default/files/files/cd-justicediverted216.pdf> (2015)
- The Economic Impact of an Eviction Right to Counsel In Baltimore City, <https://bmorerentersunited.org/rtc/stoutreport/> (2020)

410

**SHERIFF**  
**WARNING!**

To Whom It May Concern

Be advised that the occupants of these premises have been evicted by Deputies of the King County Sheriff and said premises have been returned to order by Order of the Superior Court.

Previous occupants and unauthorized persons found trespassing on these premises shall be subject to arrest and prosecution under

R.C.W. 9A.52.080 (Criminal Trespass)



Implementing the  
**Access to Counsel in  
Evictions Program**  
in Maryland



COMMUNITY  
LEGAL SERVICES  
OF PRINCE GEORGE'S COUNTY, INC.



*Presented by:*

# Anne Arundel County Eviction Prevention Legal Program

*Kathleen M. Hughes, Esq.*

**hughes@clspgc.org**





# **Current Landscape:**

## **An Advocate's Perspective**



# Courthouse Observations

## ◆ The Long Line

- ◆ Tenants line up, are interviewed by the agent, advised they can leave
- ◆ No opportunity to speak to counsel

## ◆ The Rocket Docket

- ◆ When tenants do choose to stay, they are utterly confused by the process
- ◆ Burden shifts to the tenant to prove the DON'T owe
- ◆ When tenants aren't there –
  - ◆ LL's attorneys/ agents complete the disposition
  - ◆ No oversight of accuracy

## ◆ Ledgers and witnesses rare

- ◆ Agents equipped with a list do not generally have a ledger or someone with knowledge
- ◆ Cases filed and dismissed prior to hearing lead to monthly legal fees
- ◆ Fees conflated with Rent on ledgers and included in the bottom line



## Commonly Overlooked Issues In Failure to Pay Rent Cases

---

- No licensure information.
- No lead certification.
- Incorrect monthly rental amount.
  - ◆ Conflation of rent and other charges
- **Subsidized property not identified.**
- Multiple filings for the same month.
- No military affidavit.



## Commonly Overlooked Issues: Takeaways

---

- ◆ Complaint form is straightforward.
- ◆ Requirements are not window dressing.
- ◆ If errors and inconsistencies are not raised, consequences for families can be catastrophic.
- ◆ Attorneys handling eviction cases need training and mentoring to ensure tenant rights are protected.



# Access to Counsel in Anne Arundel County

- ◆ Partnership between **Community Legal Services** and **Arundel Community Development Services** is reaping huge benefits in Anne Arundel County in eviction prevention.
- ◆ Secret to our success:
  - ◆ Collaboration
  - ◆ Flexibility





## Avenues of Tenant Access

---

- ◆ Warm referrals from ACDS Eviction Prevention
- ◆ Courthouse presence - daily
- ◆ Court referrals –in court by judges/ calls from clerk
- ◆ Sheriff referrals – eviction prevention
- ◆ Other agency referrals – CAA, Lighthouse Shelter
- ◆ On-line in take
- ◆ E-mail
- ◆ Phone



## Cooperation – It Takes a Village

- ◆ Renters
- ◆ Arundel Community Development Services (ERAP fund disbursement)
  - ◆ Contract with legal services to support tenants at risk of eviction
- ◆ Community Legal Services (Legal Services Provider)
  - ◆ Accepts warm referrals to assist tenants in at risk of eviction
- ◆ Anne Arundel County District Court Clerks (Court system)
  - ◆ Provide critical information – Daily dockets/# of cases
- ◆ Anne Arundel County Sheriff's Department (Eviction enforcement)
  - ◆ Provide eviction list
- ◆ Landlord Agents/ Attorneys/ Property Managers
- ◆ Other service providers



# Case Example #2 - HCV



- Approached advocate in courthouse after sitting through a L&T docket
  - ◆ Importance of Courthouse presence
- Reviewed facts of recent FTPR judgment w/ client
- Pulled Disposition in clerks office
  - ◆ WOR status unclear – needs investigation – improve tracking system
- Numerous errors
  - ◆ Active HCV but charged PHA portion
  - ◆ Charged utilities
  - ◆ Numbers don't add up
  - ◆ Sued for September + balance
  - ◆ No ledger, no witness
  - ◆ Client asked by the court "Do you owe?"
- What is an advocate to do?

**DISTRICT COURT OF MARYLAND FOR Anne Arundel County**  
 Clerk of Court  
 1500 Ritchie Highway  
 Glen Burnie, MD 21061

No. of months: 1034  
 CASE NUMBER  
 TRIAL DATE & TIME

DC - FTPR - 872 4.09  
 Number of Tenants: 2  
 Case #: 0-872-LT-21  
 Trial Date: 28 Sep 2021  
 Trial Time: 8:45am  
 FLS - GC - FTPR 8.98  
 GC - RIF - FTPR 3.00

Filed 08/11/21  
 09/17/2021 12:51 PM  
 0852-ET

Address: [redacted] Landed  
 Address: [redacted] Crownsville, MD 21032  
 Mailed to Tenant  
 Address: [redacted] Glen Burnie, MD 21061  
 Served on Party:

**FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY REAL PROPERTY § 8-401**

1. The property is described as: [redacted] Glen Burnie 21061 Maryland.

2. Is the Landlord required by law to be licensed/registered in order to operate this premises as a rental property?  Yes  No. If no, is the Landlord currently licensed/registered?  Yes  No. License/Registration number if applicable: \_\_\_\_\_

3. The property  is alleged property under § 8-401, Enforcement Article, its registration with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered 472922 is valid for the current tenancy; or  
 owner is unable to submit Certificate No. because  property is exempt  tenant refused access or  tenant vacated during remedial work.  
 The property is not affected.

4. The Tenant owes the Landlord who acts for possession of the property and a judgment for the amount determined to be due: \$ 2,107.52 due on 01/01 of the 01 week 01 month, which has not been paid or reduced in judgment.

As of today, actual due for the 01 week 01 month of 09/01/2021 is \$ 1,877.45 in the total amount of \$ 719.80 less Tenant payments of \$ \_\_\_\_\_ for utility bills, fees, and security deposits under PU § 7-209... \$ 1,877.45  
 Late charges accruing in or prior to the month in which the complaint was filed for the 01 weeks full month is \$ 55.13  
 SUBTOTAL \$ 1,877.45

6. \$  
 7.  The Landlord requests rent becoming due after the date of filing, but due by the date of trial or the consent of \_\_\_\_\_ \$  
 8. TOTAL \$ 1,877.45

9. The Landlord requests the Tenant's right of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months:  
 All the Tenants on the lease are listed above  
 No. Tenant is in the military service and the facts supporting this statement are: \_\_\_\_\_  
 Special Rules of Practice for the Court to establish that "renter does in several places in law to the City"  Verified through DOD at: https://www.dmdc.mil/

I am unable to determine whether or not any Tenant is in the military service.  
 The Tenant is deceased, intestate (not having made a legal will), and without next of kin.  
 I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.  
 10/08/2021

Signature of Landlord/Agent/Agency: [redacted] Joppa, MD 21085  
 Address: [redacted]  
 Title: [redacted]

Requested of: [redacted] Reason: [redacted]

**DISPOSITION**  
 The following parties appeared on final trial date:  Landlord  Landlord's Agent/Agency  
 Tenant 1  Tenant 2  Tenant 3  Tenant 4  Tenant's Attorney  
 Judgment in favor of Landlord for possession and equity  Judgment in favor of Tenant for possession and equity  
 Not due and unpaid: \$ 1,877.45 minus party credits of \$ \_\_\_\_\_ under PU § 7-209  
 Net due and unpaid: \$ 1,877.45 by  Landlord  Tenant  Without the right of redemption

Money judgment for \$ \_\_\_\_\_ plus costs against Tenant #1  #2  #3  #4  
 Voluntary dismissal by  Landlord  Stipulation of parties  
 Case dismissed  Landlord FTA  No party appeared  Other: \_\_\_\_\_  
 Judgment for Tenant  
 If applicable:  Landlord has violated Real Prop. § 8-216 (b)  
 Recovery of Possession of the Property  
 Actual Damages of \$ \_\_\_\_\_  
 Reasonable Attorney's Fees of \$ \_\_\_\_\_ and costs

Execution stayed until \_\_\_\_\_  
 Execution stayed by  [redacted] signed Return in  [redacted] on 9/28/2021

SEP 28 2021

DC-CV-82 (Rev. #2/2020) For information about rental assistance programs or about the law that applies to your situation, contact the court's Self-Help Center. By phone: 410-260-1302  
 Print Area: 10/2020 5W/5M/4M/4M Online: https://dcourts.org/selfhelp/ For questions regarding the program or the assistance program page or about a matter in progress, please call the court. An advocate is not an attorney.  
 Attorneys: communications@dc.courts.org; selfhelp@dc.courts.org; selfhelp@dc.courts.org; selfhelp@dc.courts.org



## Thoughts for successful implementation of ACEP:

- ◆ Space for advocates in the courthouse.
- ◆ Timing of L & T Docket.
- ◆ Announcement prior to L & T Docket of availability of counsel and/or signage to alert tenants of the availability of counsel.
- ◆ Diversion programs.
- ◆ Ready resources.
- ◆ Reliable Tracking of Warrants of Restitution.
- ◆ Reliable Tracking of FTPR cases- conundrum.



## Main Takeaways

- ◆ Tenants need multiple avenues of access.
- ◆ Attorneys handling eviction cases need training and mentoring to ensure tenant rights are protected.
- ◆ Daily presence of advocates in the courthouse, Space in the Courthouse/ Signage directing tenants to advocates is critical.
- ◆ Better tracking systems so that advocates can access case status in real time.
- ◆ Timing. Consider shifting FTPR to an afternoon docket to allow advocates morning hours to meet with clients.



**Questions?**



# Many Thanks for Your Time and Attention!

*Kathleen M. Hughes, Esq.*

[hughes@clspgc.org](mailto:hughes@clspgc.org)





## Access to Counsel Implementation

Presented by the Pro Bono Resource Center of Maryland Courtroom Advocacy Project

Katie Davis, Director, Courtroom Advocacy Project

# PBRC Tenant Volunteer Lawyer of the Day clinics

## **Baltimore City District Court**

- 501 E. Fayette Steet, Courtroom 2
  - Monday and Tuesday 8:30 am – 12:00 pm
  - Wednesday and Thursday 1:00 pm – 4:00 pm

## **Baltimore County District Courts**

- Towson District Court:
  - Friday 8:30 am – 12:00 pm.
- Essex District Court:
  - Monday 8:30 am – 12:00 pm.



## Last year, by the numbers...

**6,654**

**PEOPLE IMPACTED**

**2,977**

**VOLUNTEER HOURS**

**1,003**

**PARTICIPANTS TRAINED**

**\$566,100**

**VALUE OF DONATED LEGAL SERVICES**

**40**

**PARTNERS**

**\$1,301,938**

**COST SAVINGS TO CLIENTS**

## Day of Court Representation by the numbers:

Over 1,500 tenants served in Baltimore City by Staff and Volunteer Attorneys

- Dockets staffed by PRBC, PJC, HPRP and Legal Aid of Maryland

Weekly FRPR dockets in Baltimore County: 18

- FTPR Dockets staffed by PBRC: 4

Hotline Calls: 25-30 each day and rising

## What is at stake for Tenants:

- Loss of housing
- Loss of income due to multiple appearances at court
- Multiple judgements leading to loss of right to redeem
- Disruptions to Employment, Education, Childcare, Community...
- Difficulty finding subsequent housing

## Imbalance of Power:

- Landlords' Agents and Attorneys are in court regularly
- Many Tenants are arriving for the first time
- To a Tenant, the role of the Agents can be unclear
- Tenants are nervous, scared and looking for help
- Defending a FTPR is deceptively complicated

# Failure to pay rent defenses: Contained within the Complaint

Correct Names and  
Parties

License and MDE  
Numbers

Specific Months Due  
and Owing

Correct Amount Due:  
Rent and Late Fees  
Only (fees no greater  
than 5% of monthly  
rent)

**DISTRICT COURT OF MARYLAND FOR**  
Located at \_\_\_\_\_

No. of tenants 1 2 3 4  
**CASE NUMBER**  
**TRIAL DATE & TIME**

Landlord \_\_\_\_\_ Affixed on Premises \_\_\_\_\_  
Address \_\_\_\_\_ Date \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  Mailed to Tenant

Tenant  Tenant  
 Tenant  Tenant  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Constable/Sheriff \_\_\_\_\_  
Served on Party: \_\_\_\_\_  
Date: \_\_\_\_\_

**FAILURE TO PAY RENT - LANDLORD'S COMPLAINT FOR REPOSSESSION OF RENTED PROPERTY (REAL PROPERTY §8-401)**

1. The property is described as: \_\_\_\_\_  
Property Name: \_\_\_\_\_ Number: \_\_\_\_\_ Block: \_\_\_\_\_ Apt: \_\_\_\_\_ City: \_\_\_\_\_ Maryland.

2. Is the landlord required by law to be licensed/registered in order to operate this premises as a rental property?  Yes  No. If so, is the landlord currently licensed/registered?  Yes  No. License/Registration number if applicable: \_\_\_\_\_

3. The property:  is affected property under §6-801, Environment Article, its registration with the MDE is current and its registration has been renewed as required, and its MDE inspection certificate numbered \_\_\_\_\_, is valid for the current tenancy, or  owner is unable to state Certificate No. because  property is exempt  tenant refused access or to relocate/vacate during remedial work.  The property is not affected.

4. The tenant rents from the landlord who asks for possession of the property and a judgment for the amount determined to be due.

5. This  is  is not a government subsidized tenancy. Tenant is responsible to pay the following amount of rent: \$ \_\_\_\_\_ due on the \_\_\_\_\_ of the  week  month, which has not been paid or reduced to judgment.  
As of today, rent is due for the  weeks  months of \_\_\_\_\_ in the total amount of \$ \_\_\_\_\_ less tenant payments of \$ ( \_\_\_\_\_ ) for utility bills, fees, and security deposits under PU §7-309. Net Rent \$ \_\_\_\_\_  
Late charges accruing in or prior to the month in which the complaint was filed for the  weeks  months of \_\_\_\_\_ are due in the amount of \$ \_\_\_\_\_  
6. \_\_\_\_\_ SUBTOTAL \$ \_\_\_\_\_  
7.  The landlord requests rent becoming due after the date of filing, but due by the date of trial in the amount of \$ \_\_\_\_\_  
8. \_\_\_\_\_ TOTAL \$ \_\_\_\_\_  
9. The landlord requests the tenant's rights of redemption be foreclosed due to prior judgments. List the case numbers and judgment dates within the past 12 months: \_\_\_\_\_  
 All the tenants on the lease are listed above.  At least one tenant is in the military service.  No tenant is in the military service and the facts supporting this statement are: \_\_\_\_\_  
10.  I am unable to determine whether or not any tenant is in the military service.  Verified through DOD at: \_\_\_\_\_  
11. Landlord provided a Notice of Intent to File a Complaint for Summary Ejection (Failure to Pay Rent) to the tenant on \_\_\_\_\_ by  first-class mail  affixed to door of the leased property  delivered electronically.  
I do solemnly affirm under the penalty of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

File Name of Super Landlord Attorney Agent: \_\_\_\_\_ Signature of Landlord Attorney Agent: \_\_\_\_\_ Attorney Number / Party #: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Continued to: \_\_\_\_\_ Request of: \_\_\_\_\_ Reason: \_\_\_\_\_

**DISPOSITION**  
The following parties appear in final trial date:  Landlord  Landlord's Agent/ Attorney  
 Tenant 1  Tenant 2  Tenant 3  Tenant 4  Tenant's Attorney  
 Judgment in favor of landlord for possession of the premises and costs  
Rent due and unpaid: \$ \_\_\_\_\_ minus utility credits of \$ \_\_\_\_\_ under PU §7-309  
Net due and unpaid: \$ \_\_\_\_\_ by:  Default  Trial  Consent  Without the right of redemption  
 Voluntary dismissed by:  Landlord  Stipulation of parties  
 Case Dismissed  Landlord FTA  No party appeared  Other: \_\_\_\_\_  
 Judgment for tenant  
 If applicable:  Landlord has violated Real Prop., §8-216(b)  
 Actual Damages of \$ \_\_\_\_\_  
 Reasonable Attorney's Fees of \$ \_\_\_\_\_ and costs  
Execution stayed until \_\_\_\_\_  
Execution stayed by filing an approval appeal bond in the amount of \$ \_\_\_\_\_

**SUMMONS**  
TO the sheriff of this county/consentable of this court:  
You are ordered to notify the tenant, assignee, or subtenant, or their known or authorized agent, by personal service, if such service is requested by the landlord, to appear in the District Court at the trial of this matter to show cause why the demand of the landlord should not be granted. Personal service is to be performed at the property subject to this complaint or at any other known address. If personal service is not requested, or if no person to be served is found on the property or at another known address, you shall affix an attested copy of the summons and complaint conspicuously on the property that is the subject of this suit and mail a copy of the summons and complaint to the tenant, assignee, or subtenant by first-class mail to the address specified by the landlord. **In the case of a deceased tenant, you are ordered to notify the occupant or next of kin of the deceased tenant by the same procedure, if known.**

Judge: \_\_\_\_\_ File Number: \_\_\_\_\_ Date: \_\_\_\_\_ Judge/Clerk: \_\_\_\_\_  
DC-CY-482 (Rev. 10/2021) Need legal help or rental assistance? Talk with a lawyer at a Maryland Court Help Center. Free. Online. In Person. By Phone. Necesita ayuda legal o asistencia con el alquiler? Hable con un abogado en un Centro de Ayuda de Los Tribunales de Maryland. Gratis. En línea. En persona. Por teléfono. www.mdscourts.gov/helpcenter. 410.260.1392.

## Effective Implementation of State-wide Access to Counsel

- 
- Early outreach and education  
for Tenants
- 
- Coordination with Judiciary
- 
- Coordinated Access for Legal  
Providers
- 
- Coordination among legal,  
social and financial providers

## Take-aways:

- Effective Access to Counsel is happening in small doses across the state.
- Legal, social and financial organizations are cooperating to keep people housed and ensure landlords receive funds they deserve.
- Where Access to Counsel is available, tenants, landlords, the courts and government wins.
- Effective Access to Counsel CAN happen on a wider scale.



Thank you

Katie Davis, Director, Courtroom Advocacy Project