

<b>EMERGENCY LOSS OF SERVICES OR FACILITIES</b>	
<p>Are the code violations so severe so as to result in a condemnation?            Are the code violations of the nature that would cause the tenant to be homeless?            Is there an imminent utility shut-off (e.g. water, heat, gas, electricity, propane, etc.)            Has there been a utility shut-off?</p>	
<b>ETRA</b>	<b>LOCK-OUT/OUSTER</b>
Minn. Stat. § 504B.381 (formerly § 566.205)	Minn. Stat. § 504B.375 (formerly § 566.175)
	Minn. Stat. §§ 504B.225 (formerly § 504.25), 504B.231 (formerly § 504.255)
<b>Petition:</b> Verified Petition	<b>Petition:</b> Verified Petition
<b>Notice:</b> At least 24 hours notice to landlord	<b>Notice:</b> Ex Parte Order for possession
<b>Hearing:</b> First hearing deals with the emergency issues, all other issues are reserved for a follow-up hearing, compliance hearing set to deal with compliance with emergency repairs.	<b>Hearing:</b> Follow-up hearing to confirm order.
<b>Remedy:</b> Includes rent abatement, other non-emergency repairs, compliance with emergency repairs injunctions, costs and attorneys fees, Minn. Stat. § 504B.425 (formerly § 566.25)	<b>Remedy:</b> If order is confirmed tenant can get costs, damages and attorneys fees, Minn. Stat. § 504B.375 (formerly § 566.175); penalty of misdemeanor and damages are allowed under Minn. Stat. §§ 504B.225 (formerly § 504.25), 504B.231 (formerly § 504.255)
<b>Other Statutes:</b> Can be combined for Lock-Out, Minn. Stat. § 504B.375 (formerly § 566.175); Ouster, Minn. Stat. §§ 504B.225 (formerly § 504.25), 504B.231 (formerly § 504.255); Rental of condemned Dwelling, Minn. Stat. § 504B.204 (formerly § 504.245), Unlawful Termination of Utilities, Minn. Stat. § 504B.221 (formerly § 504.26); Restoration of Utilities, Minn. Stat. § 504B.215 (formerly § 504.185).	<b>Other Statutes:</b> Can be combined with ETRA, Minn. Stat. § 504B.381 (formerly § 566.205), Rental of Condemned Dwelling, Minn. Stat. § 504B.204 (formerly § 504.245), Unlawful Termination of Utilities, Minn. Stat. § 504B.221 (formerly § 504.26); Restoration of Utilities, Minn. Stat. § 504B.215 (formerly § 504.185).

Presented by Charlene F. D'Cruz at HCBA, LL/T seminar, January 17, 1997  
 Revised by Lawrence R. McDonough, October 24, 2000