

U.S. Supreme Court ends the CDC Eviction Moratorium with 6-3 Ruling - What it Means for Michigan.

Late last night the U.S. Supreme Court issued a strongly worded order, invalidating the Centers for Disease Control and Prevention (CDC's) eviction moratorium.

In their order, the justices wrote, "The moratorium has put the applicants, along with millions of landlords across the country, at risk of irreparable harm by depriving them of rent payments with no guarantee of eventual recovery. Despite the CDC's determination that landlords should bear a significant financial cost of the pandemic, many landlords have modest means."

The case was brought by the Georgia and Alabama Associations of Realtors® and other property providers, with assistance from the National Association of Realtors®. While this ruling is a key victory for housing providers, it will be important for Michigan landlords to stay attuned to any emerging eviction moratoriums in their respective local jurisdiction.

As a response to the ongoing CDC eviction moratorium, Michigan Realtors® successfully advocated for swift implementation of Michigan's COVID Emergency Rental Assistance program (CERA), along with expedited distribution of the relief funds. While many states have dealt with frustrating administrative delays with their respective relief programs, Michigan's CERA program has been up and running for several months. Michigan Landlords who are facing difficulty in collecting rent can still apply for CERA funds. The program is active, and applications are available online through MSHDA. Click [here](#) to access the application.

Who is eligible? Both landlords and tenants can apply for rental assistance funds. The funds can be applied to renter households that have incomes less than 80% of the Area Median Income (AMI) who meet the following conditions:

1. Individual(s) in the household has qualified for unemployment benefits or has experienced a reduction in household income, incurred significant costs, or has experienced other financial hardship due directly or indirectly to the coronavirus outbreak; and
2. Individual(s) in the household can demonstrate a risk of experiencing homelessness or housing instability evidenced by a past due utility or rent notice.

Learn more about the CERA program [here](#).

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