


HOW DO EVICTIONS IMPACT SURVIVORS OF GENDER-BASED VIOLENCE?

Evictions are harmful for survivors of gender-based violence and require time-sensitive solutions. Evictions make survivors fear losing their home, and also have devastating long-term effects on a survivor's ability to access safe housing in the future because landlords are less likely to rent to tenants with an eviction on their credit.


WHAT PUTS SURVIVORS AT RISK OF EVICTION?

FALLING BEHIND ON RENT




Many survivors experience **financial abuse** that can lead to eviction. Survivors might receive a "*Five Day Notice*" demanding payment if they fall behind in rent. If possible, a survivor should try to pay the balance owed to avoid an eviction filing. Rental assistance or other flexible funding opportunities might be available.

PROPERTY DAMAGE




Property damage is a way for perpetrators of harm to exert power and control, and survivors are often held responsible for damage caused by perpetrators in their rental unit. A survivor might receive a "*Ten Day Notice*" for a lease violation due to property damage or disturbances, and may have fair housing defenses or claims.

EARLY LEASE TERMINATION



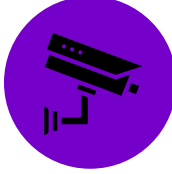
Survivors might need to leave in the middle of a lease to seek safe shelter. However, some survivors might avoid or postpone leaving because they are afraid of lease termination fees. **The Safe Homes Act** creates pathways for survivors to terminate their leases early to seek safety.

LEASE NONRENEWAL




Landlords may **refuse to renew** a survivor's lease due to adverse factors related to the violence they are experiencing (e.g., missed rent payments, noise disturbances). This can lead to housing instability and economic burdens for survivors because it can be difficult and expensive to find safe housing.

CRIME FREE ORDINANCES



CFOs are ordinances that require landlords to evict certain tenants for things like frequent calls to emergency services or calling the police. These lead to eviction for survivors and **require survivors to make life-threatening choices** between calling for emergency assistance or putting their housing at risk.

LOCKOUTS



Survivors may fear being locked out of their units by their partner or if the landlord files for an eviction. Lockouts can mean being physically locked out of the unit or involve the landlord shutting off access to utilities. **Lockouts are illegal throughout Illinois** and survivors can call 911 to regain access to their unit.

Contact the Housing Advocacy Department for support:
jkoriath@the-network.org | smcgoldrick@the-network.org

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network

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While evictions can be scary and confusing, there are steps survivors can take to avoid and mitigate the harm of evictions.

ECONOMIC EMPOWERMENT



Rental assistance and other flexible funding can help survivors avoid evictions. Short term assistance might be available from the City or Village where a survivor lives and might be accessed by contacting the City directly or by calling 311 or 211. Court-Based Rental Assistance is available for some survivors who are in Eviction Court. Find out more here: <https://www.illinoishousinghelp.org/cbrap>.

Some victim service providers can also help with rental assistance. With rental assistance, survivors might be able to pay all of the rent owed in a lump sum or negotiate a payment plan in order to **settle the eviction case** and avoid an eviction order. Finally, The Network has a Survivor Fund where eligible survivors can apply for one-time flexible funding. Visit our website for more information: <https://the-network.org/survivor-fund/>.

LEGAL PROTECTIONS



There are state and federal protections, including the Violence Against Women Act (for federally subsidized housing only), the Illinois Eviction Act, and state and federal fair housing laws that protect a survivor from being evicted for a lease violation caused by the person harming them. Common examples of lease violations caused by perpetrators of harm can include noise disturbances, an unauthorized person in the unit, or property damage. Using these protections, a survivor might be able to resolve an eviction case by getting it dismissed or working out a settlement. Survivors may also want to reach out to an attorney to discuss options if they receive an eviction notice that is related to gender-based violence.

REMOVING AN EVICTION FROM THE PUBLIC RECORD



Sometimes, an eviction cannot be avoided due to circumstances outside of a survivor's control. It is not unusual for a survivor to find an eviction on their credit report that they did not know existed. However, if that eviction was due to gender-based violence, the survivor may be able to get the record sealed. In Illinois, sealing, or removing an eviction from the public record, is a "discretionary" standard, meaning the judge decides whether to seal the case. For more information about sealing an eviction record, you can visit Illinois Legal Aid Online at: <https://www.illinoislegallaid.org/> or **contact the Housing team at The Network for more information!**

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