



A Tenant's Right to Call for Help

If I rent, can I call 9-1-1 from my home?

Yes, you have the right to call for police or emergency help to your home. You can call because of domestic abuse, sexual assault, or any other conduct. You can also call for yourself or a family member who needs help with a mental health issue.

Can my landlord limit the number of 9-1-1 calls I make?

No. Your landlord **cannot** limit the number of emergency calls you make. They can't forbid you from calling the police or emergency services.

Can my landlord punish me for making a 9-1-1 call from my apartment?

No. You can't be punished for calling the police or for seeking emergency help even if your lease says you can be punished. For example, your landlord can't evict you or raise your rent just because you called the police.

Can my landlord make me sign a lease or paper agreeing not to call the police or other emergency help?

No. Your right to call for police or emergency help is guaranteed by Minnesota law. Your landlord can't try to make you give up ("waive") your right to call for help.

What if there is a local law that punishes tenants or landlords for a certain number of 9-1-1 calls?

State law says you can't be punished for making calls for help – no matter how many you make. You can't be evicted or fined even if there is a local city law that says a landlord has to evict or fine a tenant after a certain number of 9-1-1 calls.

If the city and state law do not agree, follow the state law. Tell your landlord to check Minnesota Statute [§504B.205](#).



What if my calls to 9-1-1 are being used against me?

If you are facing any punishment based on your calls to 9-1-1, like a lease violation notice, a notice to vacate, or a termination of your lease, that is against the law.

Use the attached form to tell your landlord about your legal right to call for police or emergency help because of domestic abuse, sexual assault, or any other conduct. The letter asks the landlord to withdraw the punishment or negative action.

Note: If something you or your guest does violates your lease, your landlord might use that against you, but they can't use calling the police or emergency services as the reason to evict or penalize you.

What can I do if my landlord is not following the state law?

You can sue your landlord for any violations of this law. You can ask the court for \$250 per violation **OR** you can ask for the actual losses you suffered (like moving costs), whichever is greater.



Fact Sheets are legal information NOT legal advice. See a lawyer for advice.

Don't use this fact sheet if it is more than 1 year old. Ask us for updates, a fact sheet list, or alternate formats.

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Date: _____

Manager/Landlord/Management Company: _____

Address: _____

City, State & Zip Code: _____

RE: Landlord Action after Emergency Phone Call

Dear _____:

On _____ you gave me (check those that apply):

- a lease violation notice
- a notice to vacate
- a lease termination notice
- Other (describe): _____

You said you were taking this action because _____.

I believe you are taking this action because of my phone call(s) for police or emergency assistance.

Minnesota Statute §504B.205 says a landlord can't forbid or limit a tenant's right to call for police or emergency assistance because of domestic abuse, sexual assault, or any other conduct.

Also, a landlord can't punish a tenant for calling for police or emergency assistance. This right can't be waived by other agreements. This state law overrides any local law that may say something different.

A tenant has the right to bring a civil action in court for a violation of this right by the landlord.

I have a legal right to call the police or call for emergency assistance.

Please withdraw your

- infraction notice
- notice to vacate
- lease termination notice
- Other (describe): _____.

Also, if you put any information about this incident in my tenant file, please remove all of that information from my file.

Sincerely, _____