

**MISSOURI CIRCUIT COURT
TWENTY-SECOND JUDICIAL CIRCUIT
(City of St. Louis)**

In re:)
)
) **COVID-19 ORDER 35**
)
COVID-19)
Modification of Order 28 Relating to) **Division No. 1**
Evictions)

ADMINISTRATIVE ORDER

WHEREAS, directives from various levels of government and from the Joint Board of Health and Hospitals have declared that evictions during the COVID-19 pandemic create a public health crisis, as it is not in the interest of public health to displace persons from their homes during this COVID-19 emergency; and

WHEREAS, the implementation of the following precautionary measures is necessary to combat the spread of the disease and for the protection of the public from the risks associated with this pandemic disease;

IT IS HEREBY ORDERED, effective immediately, that:

All evictions in the 22nd Judicial Circuit are suspended up to and including December 31, 2020, except for:

1. EXPEDITED EVICTIONS UNDER CHAP. 441.710 et seq.

Writs of evictions shall be allowed for possession of premises on behalf of Plaintiffs who have received judgments for possession when the grounds for eviction was established for drug or other activity as provided in Sections 441.710 through 441.880 of the Missouri Revised Statutes.

2. EVICTIONS BASED ON THE FOLLOWING PERMITTED REASONS:

Writs of evictions shall be allowed for possession of the premises on behalf of Plaintiffs who have received judgments for possession when the grounds for eviction was based on a tenant, lessee, or resident:

- (1) engaging in criminal activity while on the premises;
- (2) threatening the health or safety of other residents;
- (3) damaging or posing an immediate and significant risk of damage to property;
- (4) violating any applicable building code, health ordinance, or similar regulation relating to health and safety; or
- (5) violating any other contractual obligation, other than the timely payment of rent or similar housing-related payment (including non-payment or late payment of fees, penalties or interest).

3. EXECUTIONS AS TO COMMERCIAL PROPERTY

Writs of evictions shall be allowed on behalf of Plaintiffs who have received judgments for possession of commercial premises.

This order will remain in effect up to and including December 31, 2020, or as amended or extended by further order of this Court.

Date: November 6, 2020

SO ORDERED:



Rex M. Burlison
Presiding Judge
Div. 1