

CDC Eviction Moratorium

To protect public health and slow the spread of COVID-19, the Center for Disease Control and Prevention (CDC) has issued an order that protects some residential tenants who have fallen behind on rent from being evicted until 2021. This order has been extended to the end of June, 2021.

What does the order stop?

It stops the landlord from taking action to evict a tenant for unpaid rent, including:

- Asking the court for a 'writ of eviction'.
- Sheriff conducting the eviction.
- Harassing or intimidating a tenant to get them out.

Who does the order help?

Tenants who are unable to pay the full rent amount and meet each of these three requirements:

1. Do not have high income;
 - a. Earn less than \$99,000 (\$198,000 for a couple) in 2020, or
 - b. Received a stimulus payment from the government in 2020, or
 - c. Made too little in 2019 to have to file a federal tax return
2. Have a substantial loss of income or high medical expenses; and
3. Would be homeless or would have to move in with others if evicted.

What must you do?

- Continue to pay as much rent as you can.
- Apply for government rental and housing assistance, if available. Document your efforts!
 - To see if you qualify for state rental assistance, visit <https://www.dhcd.virginia.gov/rmrp>
- Each adult on the lease signs a declaration under penalty of perjury and gives it to the landlord.
 - Here is the C.D.C.'s declaration: https://www.cdc.gov/coronavirus/2019-ncov/downloads/EvictionDeclare_d508.pdf.
 - Keep a signed copy for your records.
 - Contact a lawyer for advice before signing if you have any questions about the declaration: 1-833-NoEvict or 1-866-LEGLAID.

What are the limits?

- Landlords can still evict for non-rent lease violations.
- This order does not forgive rent – tenants still owe rent as the lease provides.
- There are criminal penalties (for both tenants and landlords) for violating the rules of the order.