

Expiring State Eviction Protections (Updated 5/3/2022)

State Eviction Protections in place until May 15, 2022:

Landlords can't evict tenants for unpaid rent without first following these steps:

1. Your landlord must give you a written notice letting you know how much you owe. The notice must:
 - a. Give you 14 days to pay rent owed; and
 - b. Have information about the [Virginia Rent Relief Program \(RRP\)](#) and how to reach [2-1-1 Virginia](#) for other rental assistance programs.
2. Your landlord has to apply for rental assistance on your behalf within 14 days of sending you the notice.* If you tell your landlord you are applying for the RRP yourself, they are not required to apply for you.
3. Your landlord has to wait for the completed RRP application to get approved—45 days for a first application, or 14 days for a follow-up application. But the landlord can move forward with the eviction without waiting for RRP approval if your application is denied for the one of the following reasons:
 - a. You refused to apply for the RRP and refused to cooperate with your landlord in applying for the RRP;
 - b. The RRP application is not approved by the agency within the time period (45 or 14 days); or
 - c. The application was denied because you are ineligible for rent relief.

Your landlord does not have to apply for RRP if the program runs out of money.

Landlords who own 5 or more rental units must take an extra step before evicting you for non-payment:

The landlord must offer you a payment plan without late fees. The landlord cannot evict you if you accepted the payment plan within 14 days and you are up to date with plan payments. But the landlord only has to enter you into a payment plan one time per lease period. You can enter the payment plan AND apply for rent relief. This option is available until June 30, 2022.

State Eviction Protections in place from May 16 – June 30, 2022:

Landlords can't evict for unpaid rent without first giving you a written notice letting you know how much you owe. The notice must:

1. Give you 14 days to pay rent owed; and
2. Have information about the [Virginia Rent Relief Program \(RRP\)](#) and how to reach [2-1-1 Virginia](#) for other rental assistance programs.

Landlords who own 5 or more rental units must take an extra step before evicting you for non-payment:

The landlord must offer you a payment plan without late fees. The landlord cannot evict you if you accepted the payment plan within 14 days and you are up to date with plan payments. But the landlord only has to enter you into a payment plan one time per lease period. You can enter the payment plan AND apply for rent relief. This option is available until June 30, 2022.

Things Change July 1, 2022:

1. The written notice changes from a 14-day notice to a 5-day notice, so tenants will have less time to pay late rent before their landlord can take them to court.
2. A landlord will not be required to apply for rent relief on the tenant's behalf or give the tenant information about how to apply for rent relief on their own.
3. A landlord will not be required to offer the tenant a payment plan.

Deadline to apply for Virginia Rent Relief Program is May 15th, 2022:

Gov2Go Portal Closing to New Applications May 15, 2022 at 11:59PM.

- To apply online, visit bit.ly/varrp.
- To apply over the phone, call 1-833-736-8735.
- For instructions on how to apply, see this [Gov2Go Rent Relief Application Guide](#).

*Rental Assistance for Chesterfield and Fairfax County residents:

Residents in Chesterfield and Fairfax Counties cannot get assistance through the Virginia Rent Relief Program. Instead, they must apply for assistance through their local program.

- [Fairfax Emergency Rental Assistance Program](#): 703-222-0880
- Chesterfield County has run out of rental assistance funding. To learn about other assistance that may be available, call 2-1-1 Virginia.



For free information and legal advice from an attorney about your case, contact the Eviction Legal Helpline (833-NoEvict or evictionhelpline.org) or your local legal aid office (866-LEGLAID or VaLegalAid.org).

For more information, visit housing.vplc.org.