

## Attention: Participants in the {Insert Rental Assistance Program Name}

### Temporary Moratorium on Evictions (March 27, 2020 – July 24, 2020)

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**Note:** If you've experienced a reduction or complete loss of income report it to your case manager as soon as possible. We must recalculate your portion of rent to ensure landlords are paid the full amount of rent they are due.

**Evictions for non-payment of rent, and charges/fees for non-payment of rent, have been temporarily suspended.** This applies to all tenants that receive on-going rental assistance in the {Insert Rental Assistance Program Name} or live in housing provided under the {Insert Housing Program Name}.

#### What does this mean?

- If you recently experienced a drop in income, contact your case manager to report loss of income and have your rent portion adjusted.
- Your landlord can't require you to vacate your unit based on nonpayment of rent until 30 days after you receive a notice to vacate, and during the moratorium period of March 27, 2020 through July 24, 2020, your landlord can't give you a notice to vacate based on nonpayment of rent.
- Your landlord or housing provider can't file a new eviction action against you or terminate your assistance for non-payment of rent during the moratorium period of March 27, 2020 through July 24, 2020.
- Your landlord can't charge any new late payment fees or penalties during the moratorium period of March 27, 2020 through July 24, 2020.

Rent is still due during the moratorium period and will accumulate if unpaid. Your landlord could file for eviction after July 24, 2020 if rent remains unpaid.

#### Can I still be evicted?

- **Yes**, you and persons residing in your household can still be evicted for lease violations other than non-payment of rent or non-payment of other fees or charges. In addition, the temporary suspension of evictions does not prevent you from being evicted for non-payment of rent if your landlord filed the eviction action before March 27, 2020 or files an eviction action after July 24, 2020. However, your landlord must still comply with the procedures and restrictions on evictions that are provided in your lease or apply under the Violence Against Women Act (VAWA) and HUD's regulations.

If you or any members of your household receive an eviction notice from your landlord, contact your case manager immediately.