

Are you unable to pay rent and facing possible eviction?

It's important to know your rights, seek housing counseling assistance, and talk to your landlord about your options.

You may feel scared, but take action and reach out to people who can help:

- Visit stayhomevirginia.com/renters to find important information.
- To find sample forms and letters, visit valegalaid.org.
- Visit valegalaid.org/resource/housing-rights-tenant-and-foreclosure-amid-covid-19
- Call the Eviction Legal Helpline at (833) NO-EVICT (833-663-8428) in English and Spanish.
- Call Legal Aid at (866) 534-5243.
- Visit loudoun.gov/COVID19evictions for additional information.

Your landlord cannot evict you without a court order.

- Talk to your landlord and learn what your options are. You'll need documentation of your financial situation, such as proof of unemployment benefits and/or a letter from your employer.
- Many landlords are working with tenants by waiving late fees, creating payment plans, allowing tenants to relocate to another unit (depending on availability) or applying security deposits to unpaid rent.
- After you talk with your landlord or management company, you should submit a written request that asks for an installment plan, to waive late fees or penalties, to apply your security deposit to unpaid rent, or postpone your rent payment.
- Be sure to keep all documentation of changes to your lease and/or rent payment amounts in writing.

Do you live in housing covered by the CARES Act?

- Search here to see if your housing is covered by the CARES Act: www.nlihc.org/federal-moratoriums. If it is, your landlord could not charge late fees or begin an eviction case against you for unpaid rent until September 8, 2020.
- Starting September 8, your landlord can file an eviction case in court, but must give you a written notice at least 30 days before. They can also begin charging you a late fee on unpaid balances. Your landlord can still file an eviction lawsuit against you for other reasons, such as lease violations.

Governor Ralph Northam issued a statewide moratorium on eviction proceedings in Virginia, which is in effect from August 10 through September 7, 2020. This moratorium halts all eviction proceedings related to failure to pay rent.

- For free information and legal advice from an attorney about your case, call Legal Services of Northern Virginia at 703-778-6800 or online at lsnv.org.
- After the moratorium expires, you may be able to postpone your case for up to 60 days, if you lost income due to the COVID-19 pandemic and have been served an eviction notice.
- This does not make the case go away; it simply delays it to give you time to get together any rent money you owe.
- You must go to your first court date and appear in person before the judge with written proof of either:
 - A paystub showing zero dollars in earnings for a pay period within March 12 and June 10,
 - A copy of a furlough notification letter or essential employee status letter indicating the employee's status as nonessential due to the governor's state of emergency, OR
 - Any other documentation that shows decreased income due to COVID-19, using the form found here: www.lsnv.org/wp-content/uploads/2020/07/Affidavit-of-Loss-of-Income-During-COVID-19.pdf.
- Ask the judge for a 60-day "continuance."