



## Attention: Continuum of Care and Emergency Solutions Grants Program Participants

The Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed into law on March 27, 2020. The Act includes a **120-day moratorium** on evictions in covered housing, which includes housing that participates in the Continuum of Care (CoC) Program or Emergency Solutions Grants (ESG) Program. Contact your case manager to determine if this applies to you. The moratorium applies whether or not a tenant has lost income due to COVID-19.

### What if I have received an eviction notice?

If you received an eviction notice for nonpayment of rent, you should **contact your case manager as soon as possible**. If the notice does not comply with the protections under the moratorium, you can inform the landlord that the notice violates section 4024 of the CARES Act. Your case manager may also be able to connect you with a mediator or attorney, if needed.

As long as your housing is covered, then during the moratorium period of March 27, 2020 through July 24, 2020:

- Your housing provider cannot terminate your assistance based on nonpayment of rent
- Your landlord cannot give you a notice to vacate based on nonpayment of rent or other fees (no matter when the nonpayment occurred)
- Your landlord cannot file a new eviction for nonpayment of rent or other fees
- Your landlord cannot charge any new late payment fees or penalties (no matter when you missed the payment)
- Your housing provider or landlord may still send you a reminder notice for late rent, but the notice must not include new fees or charges for the nonpayment of rent, and the notice cannot be an order to vacate for nonpayment of rent or other fees

You can still be evicted for nonpayment of rent if the date of the eviction filing is before or after the moratorium period. However, your landlord cannot require you to vacate the unit until 30 days after your landlord provides you with a notice to vacate (and the notice cannot be provided during the moratorium period).

***Rent is still due during the moratorium period and will accumulate if unpaid.***

### What if I have lost income?

- If your income has been reduced or you have lost all income, it is recommended that you **contact your case manager** to determine if you can have your portion of rent reduced.
- **Contact your landlord** to notify them that you are unable to pay rent and ask to discuss a payment plan to become current.

### Are there situations where the moratorium does not apply?

- A landlord may still evict you for criminal activity or other lease violations unrelated to the nonpayment of rent, as long as the landlord complies with applicable program requirements (such as the requirements provided by the Violence Against Women Act (VAWA)) and restrictions under state and local law.
- If you had unpaid rent and an eviction notice or notice to vacate that is dated before March 27, 2020, it may still be valid depending on your local laws.
- The moratorium only applies to housing that is covered by section 4024 of the CARES Act.

If you are concerned about your housing or other services, please **contact your case manager immediately**. Your case manager will do all that he or she can do to help you remain safely housed during this crisis.

*This resource is prepared by technical assistance providers and intended only to provide guidance. The contents of this document, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.*