

Legal Services of Northern Virginia

To apply: www.lsnv.org or
(703)778-6800

Does the federal law stopping evictions during the COVID-19 crisis apply to me?

(4/29/20)

It is always illegal for your landlord to put you out without taking you to court, getting a court order, and having the sheriff's department schedule the eviction. **During the COVID-19 crisis, you may have more protections from eviction, depending on (1) the type of housing and (2) the reason for the eviction.**

1. What type of housing is covered by the CARES Act Eviction Moratorium?

Subsidized housing:

- "Section 8" and "Rural Development" Housing vouchers
- Section 8 project-based housing
- HUD-subsidized senior housing and other HUD subsidized housing
- USDA-subsidized housing
- Tax Credit or "LIHTC" housing

Private, non-subsidized housing where the landlord has a federally backed mortgage:

- HUD (including FHA) mortgage
- USDA mortgage
- VA (Veteran Affairs) mortgage
- Fannie Mae or Freddie Mac mortgage

Talk to a lawyer if you have questions or need help finding out if your housing is covered by the CARE Act.

2. What is the reason for eviction?

UNPAID RENT OR FEES: If you live in housing covered by the CARES Act (see above), your landlord cannot charge you late fees or begin an eviction case against you for unpaid rent until July 25, 2020. After that, your landlord must give you written notice at least 30 days before filing an eviction case in court.

ANY OTHER REASON: Your landlord can still file an eviction lawsuit against you for other reasons. But courts in Virginia are not hearing eviction cases until at least May 18, 2020, when the courts' COVID-19 emergency is now scheduled to end. The court emergency could

be extended, however, so if you receive a summons for April or May check for updated information as your court date nears.

If you are facing eviction, if your landlord attempts to lock you out without taking you to court, or if you have questions about your rights, contact your local legal aid by calling Legal Services of Northern Virginia at 703-778-6800 or apply online at www.lsnv.org. You can also get legal advice from the Eviction Legal Helpline by calling 1-833-NoEvict. Visit VaLegalAid.org for more information.