

# COVID-19 Eviction Help

Updated July 6, 2021

## Can I be evicted now?

Yes. Philadelphia is re-starting eviction lockouts on **July 1, 2021**. If you had an eviction case in court and your landlord has a judgment against you, you could be scheduled for an eviction lockout.

## Does the CDC Eviction Moratorium protect me?

You may be protected by the CDC Moratorium through **July 31, 2021**, but *only if* you sign the CDC Declaration saying under oath that you:

- Lost income due to COVID-19
- Expect to earn less than \$99,000 in 2020
- Tried to get rental assistance or other financial help
- Are trying to pay as much of your rent as you can, given your expenses
- Would likely become homeless or have to double up if you are evicted

**Sign the CDC Declaration and give it to your landlord immediately by hand, text, email or mail.** Be sure to keep a copy for your records and proof you gave it to your landlord. Find the CDC Declaration attached to this flyer or at [phillytenant.org/covid](http://phillytenant.org/covid).

## I received an eviction notice. What are my rights?

If you provide your landlord with the signed CDC Declaration, you can have:

- No late fees from March 1, 2020 to September 30, 2021
- A 9-month repayment agreement starting in January 2021, for any rent owed as of December 31, 2020
- Until August 31, 2021, the landlord must both apply for rental assistance, and enroll in the city's Eviction Diversion Program before filing in court.
  - Tenants can apply for rental assistance at <https://phlrentassist.org/> or call 215-320-7880
  - Landlords can apply for eviction diversion mediation at: <https://eviction-diversion.phila.gov/#/>

## I have an eviction hearing scheduled. Should I go?

YES! Go to court and show the judge the CDC Declaration you gave your landlord.



Philadelphia  
Eviction  
Prevention  
Project

Philly Tenant Hotline 267-443-2500 [www.phillytenant.org](http://www.phillytenant.org)

The Philadelphia Eviction Prevention Project is a joint effort of: Clarifi, Community Legal Services, Legal Clinic for the Disabled, Philadelphia VIP, SeniorLAW Center, and Tenant Union Representative Network



## Eviction Protection Declaration

The Centers for Disease Control and Prevention (CDC) has issued an order that may protect you from being evicted or removed from where you are living. **This means that you may be able to stay at the place where you live through JUNE 30, 2021, if you qualify.**

### How to use this form

1. See if you qualify for eviction protection under the CDC order. If you'd like help from an expert, contact (800) 569-4287 or go to <https://www.hudexchange.info/programs/housing-counseling/rental-eviction/> to get contact information for a local HUD-approved housing counselor.
2. Sign the declaration that you qualify, on the next page.
3. Give the signed declaration page to the individual or company you rent from (for example, building management, landlord, etc.). Keep a picture or copy for your records and call your expert back if there's a problem.

## 1. Do I qualify?

If you can check at least one box in each column, you qualify.

### Column A

I received a stimulus check (Economic Impact Payment) in 2020 or 2021

I was not required to report any income to the IRS in 2020

In 2020 or 2021, I earned (or expect to earn) **less than** \$99,000 as an individual or **less than** \$198,000 as a joint filer

You are likely to have earned under **this amount if you receive** any of the following benefits:

- Supplemental Nutrition Assistance Program (SNAP)
- Temporary Assistance for Needy Families (TANF)
- Supplemental Security Income (SSI)
- Supplemental Security Disability Income (SSDI)

**None of the above — You do not qualify.**

AND

### Column B

I cannot pay my full rent or make a full housing payment because:

My household income has gone down substantially

I have been laid off from work

My work hours or wages have been cut

I have extraordinary out-of-pocket medical expenses<sup>1</sup>

**None of the above — You do not qualify.**

**You checked at least one item in each column? Your income level qualifies.**

[Check the first box on the next page]

## 2. My Declaration that I qualify

By checking the boxes below, I declare that each statement is true.

My income level qualifies for the reasons explained above

I have done my best to make timely partial payments that are as close as possible to the full payment and to get government assistance in making my rent or housing payments.<sup>2</sup>

If I were evicted, I have no other available housing options, so I would:

- Probably become homeless, **or**
- Have to move to a homeless shelter, **or**
- Have to move in with others who live in close quarters.

I understand that after I sign:

- Unless I come to an agreement with my landlord, I am still responsible for rent, back rent, and any fees, penalties or interest under my lease.
- I must still follow the conditions of my lease.
- Unless I come to an agreement with my landlord, if I fail to make my required payments, I could be evicted when this temporary halt of evictions ends.
- I can still be evicted for reasons other than not paying rent or not making a housing payment.

### Troubleshooting tools for tenants

#### Find emergency rental financial assistance

Call (800) 569-4287 to find a listing for local HUD-approved housing counselors

#### Report problems with debt collection

Submit a complaint to CFPB [cfpb.gov/complaint](https://cfpb.gov/complaint)

#### Report discrimination

Submit a complaint.  
Call HUD at (800) 669-9777

***I sign this declaration<sup>3</sup> under penalty of perjury. That means I promise that the statements above are the truth and that I understand that I can be criminally punished for lying.***

You sign here:

X \_\_\_\_\_

Date: \_\_\_\_\_

## 3. Give this signed page to the individual or company you rent from.

**ATTN LANDLORDS:** Thank you for your compliance. If you violate the CDC's eviction Order, you and/or your business may be subject to criminal penalties, including fines and a term of imprisonment.

<sup>2</sup>Calling a local expert is the best way to figure out all the help that is available to you. Find a listing for a local HUD-approved housing counselor by calling (800) 569-4287.

<sup>3</sup>If you have already signed an eviction moratorium declaration, you do not need to submit another one.