



## **DUE TO COVID, NO RESIDENTIAL EVICTIONS ALLOWED IN PENNSYLVANIA FOR NONPAYMENT OF RENT OR OVERSTAYING LEASE UNTIL AFTER JULY 10, 2020**

If you are renting the place where you live, your landlord cannot evict you except as noted below. This includes:

1. The landlord cannot make you leave on their say-so or after giving you a written eviction or 'notice to quit'. This is called a self-help eviction, which are always illegal;
2. The landlord cannot go to court until after July 10 to seek a court order to evict you if you are being evicted for nonpayment of rent or you have overstayed your lease. The landlord must first give you an eviction notice (unless it was waived in your lease) and the notice period will not start until July 10, 2020. For example: if you receive a 10-day eviction notice for nonpayment of rent, the landlord must wait until July 20 before he or she can file a landlord/tenant complaint to seek an eviction order;
3. If an eviction order, called an Order for Possession, has been issued by the court, it cannot be enforced until after July 10 if the reason for the eviction is nonpayment of rent or overstaying the lease.

If your landlord tries to evict you by self-help, such as changing the locks or shutting off the utilities, call your local police if you are locked you out or the landlord is threatening you if you refuse to leave. Call the Pennsylvania Office of Consumer Protection at 800-441-2555 if the police do not help.

(Please note: if you are a guest in someone's home or are the guest of a motel or hotel you can still be asked to leave and may be considered a trespasser if you fail to do so.)

## **PUBLIC HOUSING, SECTION 8 AND PRIVATE LANDLORDS WITH FEDERALLY BACKED MORTGAGES ON THE RENTAL PROPERTY CANNOT BEGIN EVICTION ACTION UNTIL AFTER JULY 25, 2020**

You have even more protections against eviction at this time. If you fall behind in your rent and live in public housing, your landlord gets money from the government, such as Section-8, to help pay your rent, or the place where you live has a mortgage on it backed by the Federal government:

1. Your landlord cannot give you an eviction notice for nonpayment of rent until after July 25, 2020. That notice has to be a 30-day notice with the landlord required to then wait 30-days before filing an eviction case in court;
2. If you got an eviction notice before March 27, 2020, your landlord cannot go to court to evict you until after July 25, 2020;
3. The landlord cannot charge late fees or other fees related to nonpayment of rent between March 27-July 25, 2020.

**CALL NORTHWESTERN LEGAL SERVICES AT 800-665-6957 OR APPLY FOR HELP ONLINE AT [nwls.org](http://nwls.org)**