

Housing and Coronavirus



Frequently Asked Questions

NOTE: If you are a renter, you **CANNOT be evicted during the coronavirus (COVID-19) Crisis.**

- No residential or commercial eviction case can be filed in New York State until at least **June 18, 2020**.
- No nonpayment eviction from any federally subsidized housing can be filed until **August 24, 2020**.

RENT

Do I still have to pay rent?

Yes. Your landlord can continue to demand rents, and send you notices if your rents are late or unpaid. When the courts allow eviction cases to be filed again, your landlord may ask the court to order payment of all unpaid rents and seek your eviction for nonpayment.

What if I cannot pay my rent due to COVID-19?

You may be eligible to apply for unemployment benefits through the New York State Department of Labor, or temporary assistance through your county Department of Social Services. Please see separate fact sheets on our Facebook page about Unemployment Insurance, Public Benefits, and the Federal stimulus checks. Whether you are able to pay your rent or not, your landlord cannot file for an eviction until at least June 18, 2020.

EVICTION

What if a Court has already issued an Order of Eviction?

Court orders for evictions made prior to March 16th but not yet carried out are all suspended. No Sheriff's Deputy, City Marshall, or other official can evict you until at least June 18th. If anyone tries to serve an order of eviction on you, you do not have to leave. Call our office to discuss your case.

What happens when the Courts open for evictions?

You cannot be evicted unless and until your landlord takes you to Court and wins. There are legal defenses and opportunities for negotiations that may be available to you and that may prevent your eviction. It is extremely important to contact your own lawyer before going to Court. Free legal services may be available to you. For information, call our Free Legal Helpline which is shown below.

LEASING

What if my Lease ends during the COVID-19 State of Emergency?

Your landlord may choose to either continue or terminate your lease. If your landlord terminates your lease, they must still give you notice. Even if you do not pay your rent, or your Landlord will not accept your rent, your landlord cannot try to evict you until at least June 18, 2020.

LOCKOUTS

What if my Landlord locks me out, turns off my utilities, tries to force me out, or tells me I have to leave?

If your landlord does any of the above, they may be breaking the law. Call our office if this happens to you. You may also want to call local law enforcement. The Division of Code Enforcement is also still responding to code violations.