

Lt. Governor Matos Housing Lunch and Learn

Confronting Housing Insecurity
During the Global Pandemic

What is the CDC Eviction Moratorium?

- Issued by CDC during 2020 under President Trump
- Extended under President Biden to October 3, 2021
- Based on the COVID public health emergency
- Designed to protect tenants and the public from increased disease spread
- Medical evidence shows that people who are displaced from their home during the pandemic are at increased risk of illness and spread the virus (in shelters, in public, other places where they have to double up to live)

What Does the CDC Eviction Moratorium Do?

- Does NOT prevent evictions from being filed in Court and ruled on by the Court
- DOES prevent tenants from being moved out – not from being evicted by the court with the eviction to take effect when the moratorium ends
- Extended to October 3, 2021 due to Delta Variant and to provide time for Rent Relief programs nationwide to pay past due rent and stabilize people in their homes

Who is Protected?

- People who have suffered an economic hardship during COVID and make less than \$99,000
- Have been trying to pay their rent and
- Have applied for government help to pay the rent
- Would be homeless, in a shelter, or doubled up if evicted
- Are facing EVICTION for NON-PAYMENT of RENT

Two Types of Residential Eviction Actions

- Nonpayment of Rent – “9 DAY” Cases
 - CDC Eviction Moratorium Provides Protection from Move Out
- Evictions for Everything Else – “20-Day” Cases
 - CDC Eviction Moratorium Does Not Apply

What Can Landlords and Tenants Who Are Struggling Economically Due to COVID Do?

- **Contact Rent Relief RI** – funds are available to pay back rent and pay for utility bills back to April, 2020
- Landlords – Consult with an attorney! Do NOT violate the law with so-called self-help eviction tactics like changing the locks or turning off utilities
- Tenants – Contact R.I. Legal Services or the R.I. Center for Justice. Both are helping tenants navigate Rent Relief RI and assert legal rights in eviction hearings

What Should Tenants NOT Do?

- DO NOT go into shut down mode and stop communicating with your landlord
- DO NOT go into shut down mode and stay away from a court hearing if you have one scheduled - you can't assert your rights if you don't show up
- DO have a conversation about paying part of your rent if you can
- DO make sure to reach out for help from Rent Relief RI – Judges will want to know you've done that – and it is a REQUIREMENT for the CDC moratorium protection

What Should Landlords NOT Do?

- DO NOT take actions to lock out, threaten, or eject tenants – you must go to court - not take matters into your own hands – that has legal consequences
- DO NOT refuse to participate with Rent Relief RI – Rhode Island law prohibits landlords from turning away rent payments because of their “source” (Source of Income Discrimination prohibited)
- Do not stop maintaining the rental property to Code – health and safety violations will be taken into consideration by the courts
- Make sure to reach out for help from Rent Relief RI – you can potentially get all the money owed for rent that has not been paid during the pandemic – minimize the damage of the pandemic on your business and your family

RESOURCES

For more information about the CDC Moratorium, access to rent and utility assistance, and help with applying to Rent Relief RI:

- RIHousing.com/rentreliefri
- HomesRI.org
- CenterforJustice.org
- RILS.org
- EconomicProgressRI.org
- RIHomeless.org

STAY SAFE AND HEALTHY!

REACH OUT FOR HELP

HELP IS AVAILABLE

**PROTECT YOUR HOUSING
AND YOUR FUTURE**