

# Eviction Prevention Fact Sheet

COVID-19 has impacted everyone. While there is a moratorium on evictions in place, it is very confusing. Action must be taken by the tenants in order to be protected.

If you or a friend or family member are facing eviction, here's what you need to know.

Centers for Disease Control and Prevention issued a moratorium on evictions, But **ONLY** if you declare, either by signing the sample affidavit or by writing you own letter that:

- your circumstances were related to COVID, and be able to prove that if the need arises;
- you have sought all available funding sources to pay your back rent, including government assistance;
- you earn less than \$99,000 annually (or \$198,000 if you file taxes jointly with someone else), and;
- you would become homeless if you were evicted, and have no alternative housing available to you.

**All** adults listed on the lease must sign their own declaration form, in order to be protected under the moratorium. A sample Affidavit is on the back of this form.

Governor Hogan's Executive Order is still in place, which means the tenant has to prove that the lack of income is due to COVID-19. Judges have made this a high bar.

Please seek advice from one of the following organizations if you or someone you know is facing eviction:

- Public Justice Center - 410-625-9409 - [www.publicjustice.org](http://www.publicjustice.org)
- Fair Housing Action Center of Maryland – 443-447-7336 [www.fairhousingmd.org](http://www.fairhousingmd.org)
- Maryland Legal Aid - 1-866-635-2948 - [www.mdlab.org](http://www.mdlab.org)
- Homeless Persons Representation Project - 410-364-4198 - Vouchers and subsidized housing only - [www.hprplaw.org](http://www.hprplaw.org)
- Disability Rights Maryland - 410-727-6352 - Housing issues related to disability – [www.disabilityrightsmd.org](http://www.disabilityrightsmd.org)
- Civil Justice Network - 410-706-0174 [www.civiljusticenetwork.org](http://www.civiljusticenetwork.org)
- St. Ambrose Housing Aid Center - 410-366-8550 ext. 209 or [legal@stambros.org](mailto:legal@stambros.org) [www.stambros.org](http://www.stambros.org)
- Baltimore City District Court: Eviction Prevention Program - 410-878-8650
  - Provides eviction prevention services for residents facing eviction
  - Intake and Eligibility: Any city resident facing an eviction with or without children in the household. Eligibility for assistance is determined on a case by case basis due to funding.

**Affidavit**

I certify under penalty of perjury, pursuant to 28 U.S.C. § 1746, that the foregoing are true and correct:

- I have used best efforts to obtain all available government assistance for rent or housing;
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as the possible.
- If evicted I would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options.
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected.
- I further understand that at the end of this temporary halt on evictions on December 31, 2020, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to state and local laws. I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment.

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Name / Signature

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Date