



Requirements for Landlords Under the CDC Moratorium

The Centers for Disease Control and Prevention (CDC) suspended all evictions from **September 4, 2020 until March 31, 2021**. This freeze applies to tenants (renters) subject to eviction **for nonpayment of rent** and affects those who rent a house, apartment unit, mobile home, or land in a mobile home park. This mandate does not relieve any individual of the obligation to make a timely payment of rent or similar housing-related payment (including late payment of fees, penalties, or interest) or comply with any other obligation that the tenant may have under a tenancy, lease or similar contract. Landlords who desire to pursue an eviction for reasons other than failure to pay rent may do so.

Nothing in this Moratorium precludes evictions based on a tenant, lessee, or resident:

- (1) Engaging in criminal activity while on the premises;
- (2) Threatening the health or safety of other residents;
- (3) Damaging or posing an immediate and significant risk of damage to property;
- (4) Violating any building code, health ordinance, or similar regulation relating to health and safety; or
- (5) Violating any other contractual obligation.

Landlords choosing to pursue evictions during this time must file an affidavit into the Court which states that:

- (1) The subject property is not covered by the CARES Act¹ (Magistrate Court Rule 46);
- (2) The Tenant has not provided a CDC Declaration Form to you, seeking to halt the eviction;
- (3) The eviction is being filed for reasons other than non-payment of rent.

¹ The CARES Act Affidavit requirement applies to all actions filed between March 27, 2020 and July 25, 2020.