

**For Rental Assistance:**

**Star C Apartment Eviction Relief**

404-698-3781

[hello@star-c.org](mailto:hello@star-c.org)

[www.star-c.org/evictionrelief](http://www.star-c.org/evictionrelief)

Star-C is a financial resource to help landlords retain tenants. Eligible properties must have affordable rents (2 bed./less than \$1,654 mo.) and be located near qualified high-need schools. Tenants must establish a COVID-related hardship and an ability to pay up to 70% of past due rent for up to 2 months. Star-C pays the landlord directly after the tenant pays and can cover up to 70% of COVID-related delinquent rent for tenants for 2 months with a \$1,500 cap;

- **tenant pays 50%** of delinquent rent (back rent) for an established period; **landlord waives 10%** of outstanding rent, plus late fees and penalties; Any amounts exceeding the \$1,500 cap or for other time periods must be negotiated between tenant and landlord; Star-C representatives will add resources during the mediation process.

**Hosea Helps Homeless Prevention Program**

Phone 404-755-3353

[www.4hosea.org](http://www.4hosea.org)

Program provides rental assistance upon qualification, including demonstrated ability to provide tenant portion and also provides housing assistance following eviction.

**Urban League of Greater Atlanta**

Call 2-1-1 [www.ulgatl.org](http://www.ulgatl.org)

Program provides rental assistance upon qualification, including demonstrated ability to provide tenant portion and agreement to participate in workforce training.

**City of Atlanta COVID-19 Rental Assistance Program**

Text C19-ERA to 898-211

[www.unitedwayatlanta.org](http://www.unitedwayatlanta.org)

If you are a City of Atlanta resident, you may be eligible to receive assistance for past due rent or utility bills up to \$3,000 through the Atlanta COVID-19 Emergency Rental Assistance Program.

Eligibility: Provide proof of COVID-19 impact on finances; Live within Incorporated city limits of Atlanta; Meet household income guidelines; Provide valid ID; and Provide proof of rent and/or utility bills.

**Metro Atlanta Ministerial Alliance**

The Metro Atlanta Ministerial Alliance offers up to \$3,000 in Assistance for Past Due Rent and Utility Bills for qualified individuals.

Phone: 404-758-5160

[covidassistatl@gmail.com](mailto:covidassistatl@gmail.com)

**DISCLAIMER:** The information in this pamphlet is not legal advice. It is intended to give a general overview of the procedures and forms used in the Fulton County Magistrate Court. Consult an attorney with specific questions about your case.

**Magistrate Court  
of Fulton County**

**Landlord-Tenant  
During COVID-19**



**Chief Magistrate  
Judge Cassandra Kirk**

**Justice Center Tower  
185 Central Avenue S.W.  
Atlanta, GA 30303**

**Telephone: 404-613-9071  
[www.magistratefulton.org](http://www.magistratefulton.org)**

**IG: @fultonmagistrate**

# Landlord-Tenant During COVID-19

The Magistrate Court of Fulton County continues to communicate with the public and court users to share the Court's processes and plans during the continuing Statewide Judicial Emergency and COVID-19 pandemic. The Magistrate Court provides remedies to address new and pending Landlord-Tenant cases.

All case types, including Landlord-Tenant cases, are being heard by Zoom video-conference, in-person, or a combination of the two. The current Zoom hearings require the consent of both parties.

## **Q: What is the CDC moratorium?**

A. On September 4, 2020, the Centers for Disease Control and Prevention published an *Eviction Moratorium*, effective until December 31, 2020. The CDC moratorium covers only non-payment evictions filed against residential tenants. It requires that the tenant/renter present the landlord with a declaration that the tenant is not subject to eviction for nonpayment of rent because they:

- Meet the income qualification criteria — tenant received a 2020 federal stimulus, or has income less than \$99,000 single or \$198,000 joint, or did not pay taxes in 2019;
- Are unable to pay rent due to income loss or extraordinary out of pocket medical expenses;

- Would become homeless or need to 'double up' if evicted;
- Will still make partial payments "using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other non-discretionary expenses;" and
- Have applied to all governmental programs for rent assistance during this health emergency.

## **Q. Do Landlord-Tenant cases require an affidavit?**

A. It depends. Landlords must file a sworn affidavit stating they have not received a declaration from a tenant under the CDC moratorium and that they have not accepted rent after filing a dispossessory action before they will be granted a writ of possession in cases where the tenant does not file an answer.

Additionally, any cases filed March 28, 2020-August 24, 2020 required that the landlord file a CARES Act affidavit, swearing that the affected property was not covered by the protections offered in the CARES Act.

## **Q. What happens with back rent?**

A. All rents remain due and will continue to accrue. The Court has collaborated with community partners to provide rental assistance to aid the parties reimagine eviction as the cure for rental default. As cases resume,

whether in person or via Zoom, the court will award judgements based on evidence of unpaid rent and property damages. (If in need of assistance, contact agencies mentioned in this pamphlet.)

## **Q. Will the Marshal's Office distribute eviction notices and perform evictions?**

A. Yes. The Marshal will continue to distribute *first notices* on writs and eviction actions after judicial review and order. All writs of possession (tenant eviction) will be reviewed by judges to ensure compliance with all applicable laws, including the CDC moratorium on evictions for nonpayment of rent.

## **Q. Who may I contact for help?**

Several community organizations and non-profits have come forward to offer assistance to parties on the Court's Landlord-Tenant calendars.

## **For legal assistance, contact:**

### **Housing Court Assistance Center**

Phone 404-521-0790 [hcac@avlf.org](mailto:hcac@avlf.org)

[www.avlf.org/hcac](http://www.avlf.org/hcac)

The Housing Court Assistance Center's services are free. Tenants may visit the Center in person, Monday through Wednesday, 9:00 a.m. to 12:00 p.m., to meet with an attorney. No appointment is necessary. Located in the Fulton County Magistrate Clerk's Office, 185 Central Ave NW, Atlanta 30303 – Room TG-100.

**Atlanta Legal Aid Society** 404-524-5811

[www.atlantalegalaid.org](http://www.atlantalegalaid.org)