

KNOW YOUR RIGHTS

IF YOUR LANDLORD TAKES YOU TO COURT

STEP ONE:

1. Call Legal Aid (see below).
2. Go to your court date (if you don't, the case will automatically be decided against you).
3. If you sent a letter asking for your landlord to apply for rent relief, take a copy of the letter and explain to the judge that you are applying for rent relief.
4. Ask for a 60-day extension if you have lost income to due the COVID-19 pandemic. Take written proof that you lost income during the pandemic. For more information on what to bring to court go to bit.ly/60DayContinuance
5. If you disagree with the amount that your landlord says you owe or what you already paid, say so. Even if you owe some rent the landlord must have given you notice of the exact and accurate amount of rent you owe. They also cannot include any excessive late fees (over 10%) or extra charges unless authorized by the lease.

STEP TWO (if you don't get a 60-day extension of your court date)

1. Tell the judge if you do not agree with the amount you owe or if you disagree with your landlord about whether you paid.
2. Ask for a trial.
3. Ask for a Bill of Particulars. This is a written document that your landlord will have to provide to the Court explaining why they are evicting you.
4. Say nothing else in court.

ALWAYS GO TO YOUR COURT DATE AND CALL LEGAL AID

Legal Aid Justice Center:

(804) 643-1086 (Richmond) (434) 977-0553 (Charlottesville)

(703) 778-3450 (Falls Church) (804) 862-2205 (Petersburg)

Virginia Eviction Legal Helpline: 1-833-NO-EVICT