

# KNOW YOUR RIGHTS

## EVICITION LAWS FOR TENANTS

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### What you can do to prevent eviction for nonpayment of rent:

- **Remember: Get legal advice as soon as possible.** You may be able to fight your eviction case. **You do not have to move out just because your landlord tells you to leave or files an eviction case against you.** Always go to your court date if you have one. Your landlord must wait until they win in court and the sheriff has a writ of eviction ordering you to leave the property.
- **Rent relief is available!** You can apply or ask your landlord to apply for you. **Go to [dhcd.virginia.gov/rmrp](https://dhcd.virginia.gov/rmrp) for more info. Apply online or by calling 1-833-RENT-RELIEF.**
  - Rent relief is accepting applications for anyone who has fallen behind on rent and lost income or had additional expenses related to the pandemic (such as childcare or utilities) between April 2020 and now.
  - **Rent relief can cover rent payments, late fees, and court costs as far back as April 2020 as well as rent up to three months in the future in certain cases**
  - If you live in Charlottesville, Albemarle, Fluvanna, Greene, Louisa, Nelson, Loudoun, Arlington, Alexandria, Prince William County we have staff available to help you apply for rent relief funds! For rent relief help in those areas you can call us our Rent Relief line (434) 326-4305 or email us at [RentRelief@justice4all.org](mailto:RentRelief@justice4all.org).
  - If you live outside of those areas you can call the statewide Legal Aid Hotline at 866-534-5243 to be connected with someone in your area who can help you with your rent relief application.

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### 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

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## EVICTON LAWS FOR TENANTS

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### What you can do to prevent eviction for nonpayment of rent (cont.):

- **Before your landlord takes any action towards evicting you they must:**
  - Give you a written notice that includes information on the Virginia Rent Relief Program AND either apply for rent relief on your behalf, enter into a repayment plan with you, or cooperate with your rent relief application.
  - In order to qualify for these protections tenants must have either qualified for unemployment or experienced financial hardship during or as a result (directly or indirectly) of the COVID-19 pandemic.
  - A landlord could still evict if the tenant refuses to either apply or cooperate in rent relief application, if the tenant is determined ineligible for rent relief, if the relief is not approved within 45 days of completed application (14 days if it's not the tenant's first rent relief application) or if the rent relief fund is empty.
  - This law is in place as-of August 10, 2021 and will remain in place until June 30, 2022.
- **If your landlord tries to sue you for unpaid rent:**
  - If they own more than four units they must offer you a payment plan, which would prevent eviction as long as you do not fall behind on the payment agreement
  - **Until September 28, 2021, you can still ask for a 60-day extension on your first court date if you lost income due to COVID-19** (VA law HB340), which gives you more time to pay everything you owe to avoid eviction.
  - Make sure to get legal assistance as soon as possible! Contact us, your local legal aid, or the Virginia Eviction Legal Hotline.

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