

KNOW YOUR RIGHTS: VIRGINIA HOUSING LAW

IF YOU ARE FACING EVICTION FOR NONPAYMENT OF RENT, HERE ARE A FEW THINGS YOU CAN DO:

- Some areas have additional local rental assistance available. **You can call 211 to check if there's local rental assistance available in your area.**
- **If you have a court date, make sure to show up.** Missing a court date can lead to automatically losing your case.
- **You should also seek legal assistance** – you can find your local legal aid by visiting bit.ly/LegalAidVA or by calling **(866) 534-5243**.
- **At your court date, be sure to ask for a hearing.** This is when you will have the opportunity to argue your case to stay in your home. At your hearing you should tell the judge if you have applied for any form of rent relief.
- **Always save any correspondence with your landlord**, especially notices. If there are legal errors in the notice given to you by your landlord you may be able to prevent or delay your eviction.

Charlottesville
(434) 977-0553

Northern Virginia
(703) 778-3450

Richmond / Petersburg
(804) 643-1086

justice4all.org

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A number of changes to Virginia housing law come into effect on July 1, 2022. Although the Rental Relief Program stopped accepting new applications in May 2022, other specific legal protections for tenants continued for some time longer. Those protections ended at the end of June 2022.

These are some of the changes in housing law that will impact tenants after July 1, 2022.

- Landlords are no longer required to make a payment plan with tenants who are behind on rent.
- If a tenant doesn't pay rent on the day it's due, the landlord is allowed to immediately serve a pay or quit (pay or leave) notice. Landlords are now only required to wait 5 days between giving the notice and filing for eviction; previously the wait was 14 days.
- If the tenant pays the full rent within five days of getting the pay or quit notice the landlord can't proceed with the eviction. If the tenant doesn't pay the full rent within five days of the notice, the landlord can go ahead and file for eviction in court.
- If the landlord wins the court case against the tenant, there will no longer be a final hearing after the Sherriff serves the tenant a Writ of Eviction. 72 hours after serving the Writ, the Sherriff can return to make the tenant leave.
- Remember: if you are facing eviction you should always get legal help and make sure to show up to any court dates. If you live in one of our service areas, see how to get legal help here: www.justice4all.org/get-help

As always, the most important thing is to get legal assistance and show up at any court dates. If you live in one of our service areas, you can contact us at the numbers below:

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