



## WHAT DOES THE RECENTLY PASSED EVICTION AND FORECLOSURE MORATORIUM ACT (H.4647) MEAN FOR RENTERS?

- During the moratorium period, landlords cannot start new eviction cases in housing court or send any notice, including a notice to quit, requesting or demanding that a tenant vacate
- The moratorium applies to all "non-essential" evictions: evictions for non-payment, no fault, foreclosure, and some "cause" evictions. The only eviction cases that are considered essential are some "cause" evictions due to criminal activity or health and safety concerns
- The moratorium is in effect for 120 days (through August 18) or 45 days after the current state of emergency is lifted, whichever date is sooner

**This is a "freeze" on evictions and foreclosures. This is NOT a "freeze" on rent and mortgage payments.** Although landlords cannot charge late fees on overdue rent if the tenant reports within 30 days that it's due to COVID-19-related financial difficulty, **tenants are still fully responsible for any rent that accrues and may face eviction proceedings for nonpayment of rent after the moratorium ends**