



Housing Initiative Partnership, Inc.

I CAN'T PAY MY RENT AND I AM AFRAID OF BEING EVICTED DURING THE COVID-19 CRISIS

Renters Have New Protections During the Coronavirus Pandemic

- All residential evictions in Maryland were stayed between March 16 and July 25, 2020 under orders of Governor Hogan and the Chief Judge of Maryland.
- Effective July 25, landlords were able to file failure to pay rent cases in court, but the court cannot schedule a hearing until after August 31.
- It is crucial that all tenants attend any court hearing that will be scheduled, because there are special defenses related to COVID-19.

Understanding Your Rights As A Renter

- The court cannot issue a judgment for possession (required before you can be evicted) if the tenant can show they suffered a loss of income due to the COVID-19 virus or the state of emergency. This includes substantial loss of income due to job loss, reduction in compensated hours of work, or the need to miss work to care for a school-aged child.
- If the tenant raises this defense, the court will treat it as an affirmative defense in failure to pay rent cases until the state of emergency is lifted or the Executive Order is amended.
- The judge will decide whether you have provided sufficient evidence to support this defense.

EMERGENCY RENTAL ASSISTANCE IS AVAILABLE

The State of Maryland, Counties and Municipalities have designated funds to provide Emergency Rental Assistance to renters affected by loss of income due to COVID-19.

For assistance, contact Housing Initiative Partnership:

Prince George's County

301-699-3835

Montgomery County

301-916-5946

www.HIPhomes.org