
Basic Tenants Rights during COVID-19

Samantha Pfaff
CARECEN
Immigrant Community Navigator

What will we cover tonight?

- Rights for renters and tenants during the coronavirus pandemic.
- Where you can get help if you are having issues with your landlord.

Are evictions still happening?

What does the Eviction Moratorium in New York mean for you?



- On March 20, 2020 Governor Cuomo issued a 90-day moratorium on all evictions. A moratorium means evictions will be suspended for 90 days.
- Even if you received a 14-day notice from the sheriff, you will not be evicted until at least June 19, 2020.
- It is still unclear what will happen in June 2020.

Source: <https://www.nslawservices.org/covid19-evictions>

What if I have a court date for an eviction proceeding?



- In Nassau, eviction cases have been adjourned until late May to early June.
- Tenants with cases in District Court can check their adjourn dates by [going to ecourts](#) and following the prompts to look up their case (by name, index number if they are a John or Jane Doe, etc.)

Source: <https://www.nslawservices.org/covid19-evictions>

What if I can't pay my rent this month or after?



- Even though evictions are suspended, rent is still due. A lot of families are in difficult situations because of coronavirus.
- Contact your local Department of Social Services to see if you may be eligible for emergency rent assistance.
- But, if you cannot pay your rent, your landlord will not be able to start an eviction proceeding until the courts re-open, and will not be able to complete an eviction until the NY state eviction moratorium ends.

Source: <https://www.nslawservices.org/covid19-evictions>

What if I can't pay my rent this month or after?



- Another option is to talk with your landlord about your situation if you can't currently pay your rent.
- Try to see if you and the landlord can make an arrangement about how much rent you pay during the pandemic or while you're unable to find work.
- Always try to get this agreement in writing for your own protection and security later.

What about the federal moratorium?



- If your landlord has a federally backed mortgage or receives other federal benefits, you may also be protected by a longer federal eviction moratorium.
 - However, if you rent from a private landlord, you may have no way of knowing whether the federal moratorium applies.
- If you live in federally subsidized housing, then the longer federal moratorium applies to you.
- The federal moratorium prohibits a landlord from starting a new eviction proceeding based on failure to pay rent until July 24, 2020. Your landlord also can't charge you late fees or other penalties during this period.

What if my landlord locked me out?



- In NY it is a crime for a landlord to lock someone out of their home, or to turn off the utilities, or to remove someone's property to force them out.
- The only legal evictions are conducted by the Sheriff's office and the Sheriff is not conducting evictions until June 2020.
- If you have been illegally evicted, call the police immediately. You can also file an Order to Show Cause to be restored to your home.
- Tenants in Nassau who have experienced an illegal eviction should call the District Court Civil Dept. (516) 493-4113 or call Nassau Suffolk Law Services at (516) 292-8100.

Source: <https://www.nslawservices.org/covid19-evictions>

What if I'm having problems with my apartment or landlord?



Tenants can still seek help from the courts to address problems with their housing. The courts are still open to hear emergency eviction-related essential matters:

- Applications addressing landlord lockouts (including reductions in essential services);
- Applications addressing serious code violations;
- Applications addressing serious repair orders;
- Applications for post-eviction relief; and
- Any other matter that the court deems essential.

Source: <https://www.lawny.org/node/363/important-information-about-evictions-during-covid-19-public-health-crisis>

What if I'm having problems with my apartment or landlord?



- Remember that you have rights as a tenant regardless of your immigration status!
- Your landlord also can't discriminate against you because you or another resident of your household has coronavirus (or the landlord thinks you have coronavirus).



**New York State Attorney General
Letitia James**

***Tenant Guidance for New Yorkers During
Coronavirus Pandemic***

Evictions of all kinds are currently illegal.

Landlords cannot participate in “rent gouging”
or increase rent in order to capitalize on the crisis.

Landlords cannot withhold essential services
over failure to pay rent.

Landlords cannot discriminate against or evict
a tenant because the tenant has coronavirus.

***If you believe your landlord is violating housing laws,
please report it to the Attorney General's Office.***

(800) 771-7755 or ag.ny.gov/coronavirus#housingrights



Where can I get help?

- Nassau Suffolk Law Services
 - <https://www.nslawservices.org/covid19-evictions>
- US Dept. of Housing and Urban Development (HUD)
 - https://www.hud.gov/states/new_york/renting/tenantrights
- Law Help NY
 - <https://www.lawhelpny.org/issues/housing/tenants-rights-and-landlords-rights>
- Immigrant Tenant Rights - NY Attorney General
 - https://ag.ny.gov/sites/default/files/immigration_tenants_rights_web.pdf
- NY Attorney General - Housing Issues
 - <https://ag.ny.gov/consumer-frauds/housing-issues>



Where can I get help?

Here are some resources in addition to renters' rights:

- Long Island 2-1-1
 - <http://www.211li.org/cms/>
- United Way of Long Island
 - <https://www.unitedwayli.org/>
 - COVID Response Fund: <https://www.unitedwayli.org/COVID19HELP>
- CARECEN Facebook Page (regularly sharing resources & info, offering virtual workshops)
 - <https://www.facebook.com/carecenny/>

Questions?

Office for New Americans
(ONA) Hotline
1-800-566-7636

CARECEN
516-489-8330

We're still working during the pandemic.
You're welcome to call us!



Office for
New Americans

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