



Eviction Prevention Resources During COVID-19

Federal Eviction Moratorium

- A Federal eviction moratorium through [the CARES Act](#) took effect March 27, 2020 and extends for 120 days plus 30 day notice (through August 24, 2020) applying to “covered dwellings” certain rental properties with federal assistance or federally related financing.
- Landlords of “covered dwellings” are prohibited from filing new eviction actions (for failing to pay rent), requiring a tenant to vacate (for failing to pay rent), charging fees, penalties, or other charges.
- This temporary moratorium covers approximately 25% of rental units across the Country.

Commonwealth of Virginia

- On June 9, Virginia announced [temporary moratorium on evictions](#). The Virginia Supreme Court Chief Justice suspended all eviction proceedings through June 28.

Fairfax County

- [Fairfax County Redevelopment and Housing Authority \(FCRHA\) COVID-19 policies](#)
 - Evictions for nonpayment of rent, and charges/fees for nonpayment of rent, have been suspended. This applies to all HUD-assisted participants (Housing Choice Voucher, Public Housing and Section 8) from March 27, 2020 to July 24, 2020.
 - All income re-certifications and interim re-certifications will continue to be processed as quickly as possible; however, clients may experience some delays depending on staffing availability. Priority will be given to families experiencing a loss of income due to the COVID-19 Pandemic.
 - For Renters at County-owned & -managed properties, late rent penalties are waived through July 2020.
- On May 29, [Fairfax County General District Court](#) began hearing eviction cases that were filed prior to March 16. These cases now will be delayed until after July 24.
- On June 1, the Supreme Court of Virginia extended the Judicial Emergency through June 28.
 - No pending or newly issued evictions will be served through June 28.
- For those called to court for eviction proceedings, you may be able to **get a 60 Day continuance**:
 - The tenant must go to their first return date with **written proof of lost income between March 12 and June 10**. Written proof means: 1. a paystub showing zero dollars in earnings, 2. a copy of a furlough notification letter or essential employee status letter indicating the employee's status as nonessential due to the Emergency, or 3. any other documentation deemed appropriate by a court or lender (such as a signed affidavit) if no other proof can be provided.

Resources for Tenants

- Find out if you are covered by the [Federal Eviction Moratorium](#) or other protections: Search this database to see if your residence is covered: [ProPublica: Can I be Evicted During Coronavirus](#)
- [Stay Home Virginia: Resources for Renters](#): Please Call 703-222-0880 for housing assistance in Fairfax County.
- For [FCRHA residents](#): If you are experiencing difficulties in meeting monthly rent payment, you should contact your assigned housing specialist to discuss circumstances. For help with utility, rental, or food assistance, contact Coordinated Services Planning at 703-222-0880
- [Virginia Poverty Law Center](#): Eviction Helpline 833-NOEVICT (833-663-8428) in English and Spanish
- [Legal Services of Northern Virginia](#): Call 703-778-6800 from 9:30 a.m. to 12:30 p.m., and from 1:30 pm. to 3:30 p.m. Monday – Thursday.
- [Your Rights as a Tenant During the COVID-19 Outbreak](#)