

Temporary Halt on Some Evictions until July 31, 2021

On September 4, 2020, the Centers for Disease Control (CDC) published an Order that temporarily halted Residential Evictions for nonpayment of rent to prevent the further spread of COVID-19. That order has been extended until July 31, 2021.

IMPORTANT NOTICE ABOUT THE CDC ORDER IN CERTAIN COURTS

However, some Courts, including Hamilton County Municipal Court, are not enforcing the CDC order because of federal cases challenging the order. BUT this could change and you should still take the following steps:

- **Complete and sign the form and give it to your landlord and file it in your eviction case if you qualify.** Keep a copy of the form for your records.
- **You should file the CDC form as soon as you can before your hearing at the Clerk of Courts.** The Clerk may tell you they are not accepting the form. You should file it anyway! Ask the Clerk for a file stamped copy of your form. Go to your Court date even if you have filed the form and bring your copy.
- If you filed the CDC form in your eviction case and Court “strikes” it and you are evicted, you have the right to file an objection to the Magistrate’s Decision **within 14 days** of the filing of the decision.
- If you qualify to file the CDC stay **AND** your CDC form is stricken by the Court, should call Legal Aid right away to see if an attorney is available to assist you.

HOW TO QUALIFY:

If you can check at least one box in each column, you qualify:

Column A:

- I received a stimulus check (Economic Impact Payment) in 2020 or 2021
- I was not required to report any income to the IRS in 2020
- In 2020 or 2021, I earned (or expect to earn) less than \$99,000 as an individual or less than \$198,000 as a joint filer

You are likely to have earned under this amount if you receive any of the following benefits:

- Supplemental Nutrition Assistance Program(SNAP)
- Temporary Assistance for Needy Families(TANF)
- Supplemental Security Income (SSI)
- Supplemental Security Disability Income(SSDI)

None of the above — You do not qualify.

Column B:

I cannot pay my full rent or make a full housing payment because:

- My household income has gone down substantially
- I have been laid off from work
- My work hours or wages have been cut
- I have extraordinary out-of-pocket medical expenses

None of the above — You do not qualify.

If checked at least one box in each column, your income level qualifies and you may be able to halt the eviction until after **July 31, 2021**.

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WHAT YOU MUST DO:

1. Apply for rental assistance from local agencies. See below for contact information.
2. Contact your landlord and offer to pay as much rent as you can afford.
3. Read the attached CDC form carefully. If you can check at least one box in each column, sign it.
4. Make a copy to keep for yourself.
5. Give the original to your landlord.

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REMEMBER: You still have to try to pay rent. This does not cancel your rent. It is important that you try to make partial rent payments. If your landlord will not accept partial payments, you should document your attempts to make partial payments.

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WHAT TO DO IF YOU RECEIVE EVICTION COURT PAPERS:

1. If you receive court papers, you need to also take a copy of the CDC form to the Courthouse listed on the summons and “file it” with the Clerk of Courts. This doesn’t cost money.
2. Call Legal Aid at 513-241-9400 to see if an attorney is available to assist you.
3. **Go to Court on the court date.** The Court will allow the landlord’s lawyer to ask you questions about your CDC form. **If you do not show up for Court, you will likely still be evicted.**
4. You should tell the magistrate that you used your “best efforts” to make partial payments to your landlord. If your landlord refused payments, tell the court that too.
5. You should tell the magistrate that you used your “best efforts” to apply for rental assistance. Tell the court which agencies you called.
6. While not required, you can bring papers showing you lost income, applied for rental assistance, and receipts for any rent you have been able to pay.
7. If the Court still rules against you, you may be able to appeal this decision.

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WHERE TO APPLY FOR RENT ASSISTANCE:

Adams County

- **Adams Brown Community Action Partnership** | (937) 378-6041, extension 254

Brown County

- **Brown County Job & Family Services** | Application must be completed in person. Visit the JFS office at 775 Mt. Orab Pike, Georgetown, OH 45121.

Butler County

- **Butler County Supports to Encourage Low-Income Families** | To download an emergency assistance application, go to <https://selfhelps.org/applications/>. You can submit your completed application:
 - at SELF’s Hamilton or Middletown offices, where secure drop boxes are located outside.
Hamilton: 415 S. Monument Avenue Hamilton, Ohio 45011
Middletown: 930 9th Avenue
Middletown, OH 45044
 - Mail to PO Box 1322, Hamilton, OH 45012
 - Scan and email to info@selfhelps.org or fax to (513) 737-3889

Clermont County

- **Clermont County Community Action Agency**
(513) 732-2277, ext. 842
debbiec@cccsi.org



WHERE TO APPLY FOR RENT ASSISTANCE CONTINUED:

Clinton County

- **Clinton County Community Action Program**
(937) 382-8365

Hamilton County:

- **Hamilton County Community Action Agency**
513-569-1840 option #4
epa@cincy-caa.org
- **Talbert House**
513-338-8596
RAP@TalbertHouse.org
- **St. Vincent de Paul**
513-345-4960

Warren County

- **Warren County Community Services**
Download [this](#) form and send to
help@wccsing.org

For assistance, call Legal Aid at (513) 241-9400. If you live in Hamilton County, you can also contact the Hamilton County Municipal Court Help Center at (513) 946-5650.



Eviction Protection Declaration

The Centers for Disease Control and Prevention (CDC) has issued an order that may protect you from being evicted or removed from where you are living. **This means that you may be able to stay at the place where you live through JULY 31, 2021, if you qualify.**

How to use this form

1. See if you qualify for eviction protection under the CDC order. If you'd like help from an expert, contact (800) 569-4287 or go to <https://www.hudexchange.info/programs/housing-counseling/rental-eviction/> to get contact information for a local HUD-approved housing counselor.
2. Sign the declaration that you qualify, on the next page.
3. Give the signed declaration page to the individual or company you rent from (for example, building management, landlord, etc.). Keep a picture or copy for your records and call your expert back if there's a problem.

1. Do I qualify?

If you can check at least one box in each column, you qualify.

Column A

I received a stimulus check (Economic Impact Payment) in 2020 or 2021

I was not required to report any income to the IRS in 2020

In 2020 or 2021, I earned (or expect to earn) **less than** \$99,000 as an individual or **less than** \$198,000 as a joint filer

You are likely to have earned under **this amount if you receive any** of the following benefits:

- Supplemental Nutrition Assistance Program (SNAP)
- Temporary Assistance for Needy Families (TANF)
- Supplemental Security Income (SSI)
- Social Security Disability Insurance (SSDI)

AND

Column B

I cannot pay my full rent or make a full housing payment because:

My household income has gone down substantially

I have been laid off from work

My work hours or wages have been cut

I have extraordinary out-of-pocket medical expenses¹

None of the above — You do not qualify.

None of the above — You do not qualify.

You checked at least one item in each column? Your income level qualifies.

[Check the first box on the next page]

¹Defined as 7.5% or more of my adjusted gross income for the year

2. My Declaration that I qualify

By checking the boxes below, I declare that each statement is true.

My income level qualifies for the reasons explained above

I have done my best to make timely partial payments that are as close as possible to the full payment and to get government assistance in making my rent or housing payments.²

If I were evicted, I have no other available housing options, so I would:

- Probably become homeless, **or**
- Have to move to a homeless shelter, **or**
- Have to move in with others who live in close quarters.

I understand that after I sign:

- Unless I come to an agreement with my landlord, I am still responsible for rent, back rent, and any fees, penalties or interest under my lease.
- I must still follow the conditions of my lease.
- Unless I come to an agreement with my landlord, if I fail to make my required payments, I could be evicted when this temporary halt of evictions ends.
- I can still be evicted for reasons other than not paying rent or not making a housing payment.

Troubleshooting tools for tenants

Find emergency rental financial assistance

Call (800) 569-4287 to find a listing for local HUD-approved housing counselors

Report problems with debt collection

Submit a complaint to CFPB cfpb.gov/complaint

Report discrimination

Submit a complaint.
Call HUD at (800) 669-9777

I sign this declaration³ under penalty of perjury. That means I promise that the statements above are the truth and that I understand that I can be criminally punished for lying.

You sign here:

X _____

Date: _____

3. Give this signed page to the individual or company you rent from.

ATTN LANDLORDS: Thank you for your compliance. If you violate the CDC's eviction Order, you and/or your business may be subject to criminal penalties, including fines and a term of imprisonment.

²Calling a local expert is the best way to figure out all the help that is available to you. Find a listing for a local HUD-approved housing counselor by calling (800) 569-4287.

³If you have already signed an eviction moratorium declaration, you do not need to submit another one.