

DC TENANT RIGHTS & RESOURCES DURING COVID-19

[Updated 5.28.20]

- **LATE FEES AND RENT INCREASES** Landlords cannot charge late fees or raise the rent.
 - For legal assistance, contact Legal Aid (202) 851-3388 or Bread for the City (202) 386-7616. You can also notify the Office of the Attorney General's consumer protection unit of price-gouging practices at (202) 442-9828.
- **EVICCTIONS** Landlord-Tenant Court is closed for eviction proceedings until (at least) June 19. As of May 13, landlords cannot file new eviction complaints in court until the end of the state of emergency, plus 60 days. If you had a writ for eviction dated before March 11, your landlord can move to act on it as soon as the state of emergency ends. If your landlord filed a case against you between March 11 and May 12, there is a possibility your case will be dismissed.
 - For legal assistance, contact Legal Aid (202) 851-3388 or Bread for the City (202) 386-7616
- **SUBSIDIZED/FEDERAL HOUSING** If you live in HUD-subsidized housing, public housing, have a Housing Choice (Section 8) Voucher, or live in a LIHTC building, no eviction notices can be served until July 25, 2020 according to the federal CARES Act. Your landlord cannot charge late fees or other penalties during this time. Your subsidy cannot be terminated. If your income has gone down, you can recertify. Stimulus checks of \$1200 do not count as "income."
 - For legal assistance, contact Legal Aid (202) 851-3388 or Bread for the City (202) 386-7616
- **CAN'T PAY YOUR RENT? PAYMENT PLANS:** As of May 19, you have the right to request a payment plan from your landlord that covers a period of one year past the end of the declared emergency. You can try to negotiate to owe less or nothing. If you notify your landlord that you're experiencing a financial hardship due to the pandemic, and they do not offer you a payment plan, they cannot later file an eviction case against you for rent owed during that time.
 - Contact DC Tenants Union for assistance in organizing collectively. For legal assistance, contact Legal Aid (202) 851-3388 or Bread for the City (202) 386-7616
 - Apply for Emergency Rental Assistance at any one of 6 organizations listed on www.DHS.DC.GOV. Must be 30 days behind and meet income requirements. You do not need a social security number, or have to be in court or have a writ to apply. You can apply once a year, for up to 5 months rent, up to \$4,250 total.
 - COVID-19 Tenant Based Rental Assistance - new DHCD program providing a 6 month subsidy for tenants affected by COVID-19,* in buildings 50 units or less* Call to apply at 202-667-7713.
 - Ward-8 Residents: John Wall "202 Assist" Rental Assistance for Ward 8. Apply through Lydia's House in June www.lh4us.org/forms (202-373-1050)
- **UTILITIES** Electric, gas, and water, cable, cellphone/phone, and internet services cannot be disconnected during the public health emergency.
 - If your electricity/water is shut off, try calling DC Water at (202) 354-3750 or restore@dcwater.com. To discuss restoring electricity, call PEPCO at 202-833-7500. If this does not work, you can call DCRA (311) and/or Office of the People's Counsel (202) 727-3071 for further assistance.
 - For legal assistance, contact Legal Aid (202) 851-3388 or Bread for the City (202) 386-7616
- **IS YOUR BUILDING FOR SALE?** All deadlines related to TOPA are on pause during the public emergency, and are tolled 30 days past the end of the declared emergency. You do not have to move, or sign any documents related to the sale!
 - If you get a TOPA notice or get notice that your building is for sale please contact the Tenant Services department at (202) 900-9464 or tenants@housingetc.org, or Latino Economic Development Center 202-588-5102

DC Tenant Rights & Resources | cont.

- **LANDLORD PETITIONS** If you live in a rent-controlled property and your landlord files a RAD petition in order to increase the rent at your building, contact Housing Counseling Services or LEDC for tenant organizing assistance.
- **HOUSING REPAIRS** Most landlords have reduced staff and are only making emergency repairs. If you need an emergency repair and your landlord has not responded, you can contact the DC Department of Consumer and Regulatory Affairs (DCRA) at (202) 442-9557, ext. 6 or you can call 311 to request a virtual inspection. If you need further assistance, contact Legal Aid (202) 851-3388 or Bread for the City (202) 386-7616.
- **HOUSING DISCRIMINATION** Landlords and management must continue to comply with the Fair Housing Act. If you have experienced housing discrimination, you can contact Housing Counseling Services to assess options, receive assistance in navigating mediation process with Office of Human Rights, and more.
 - Contact Housing Counseling Services at sucheng@housingetc.org for assistance with going through a fair housing complaint process with the Office of Human Rights.
 - OAG Civil Rights/Consumer Protection OAGCivilRights@dc.gov consumer.protection@dc.gov
- **HAVE A CASE IN DC SUPERIOR COURT?** All Civil Division (including Landlord Tenant Court), Family Court, and CPO hearings scheduled during the emergency are POSTPONED -- parties should not appear. The court will set new dates • If you have questions about your case, call the Court: (202) 879-1010.
- The landlord has no right to ask about your health. If you need someone to stay with you because you're sick, that's allowed. Your best protection is to give the landlord notice in writing.

OTHER RESOURCES

Shelter: For shelter call the shelter hotline 202-399-7093

If denied, call the Washington Legal Clinic for the Homeless: 202-328-5500

Free Legal Help:

- Legal Aid Society General Hotline: 202-851-3388, Rising for Justice (formerly DC Law Students in Court): 202-638-4798, Neighborhood Legal Services Program: 202-832-6577, Bread for the City: (202) 386-7616

Tenant organizing assistance and tenant rights information

- Housing Counseling Services 202-900-9464 or tenants@housingetc.org
- Latino Economic Development Center 202-588-5102

Have questions about organizing around #CancelRent and rent strikes (in your building, or citywide actions)? Please contact DC Tenants Union info@dctenantsunion.org or 202-656-3607

You can contact the following community organizing groups for anti-displacement & public housing organizing resources:

- ONEDC organizer@onedconline.org, EmpowerDC info@empowerdc.org, Bread for the City organizers@breadforthecity.org

Contact a DC Mutual Aid Network hotline for mutual aid assistance:

Ward 1 (except Mt. Pleasant): (202) 681-9183 | Mt. Pleasant: (202) 573-7548 | Ward 2: (202) 688-5812 | Ward 3: (202) 556-1315 | Ward 4: (202) 681-3098 | Ward 5: (202) 643-7030 | Ward 6: (202) 683-9962 | Wards 7 & 8: (202) 630-0336

****All of the above info/resources can be found at www.dctenantsunion.org/covid-resources****

CONTRIBUTING ORGANIZATIONS:

DC Tenants Union • Bread for the City • Legal Aid • Latino Economic Development Center • Housing Counseling Services