



WHAT THE CDC EVICTION MORATORIUM MEANS FOR TENANTS

WHAT DOES THE EVICTION MORATORIUM DO?

The CDC eviction moratorium prohibits a landlord from removing a covered tenant from a residential rental property for non-payment of rent before December 31, 2020.

The CDC prohibits a landlord, owner, or other person with a right to pursue eviction from taking any action to remove or cause the removal of a covered tenant from the residential property for non-payment of rent.

Any action that causes the removal of a covered tenant is defined as an eviction under the CDC's order, except if the residential property is foreclosed on. This includes legal attempts to evict a tenant, such as filing an eviction, and illegal attempts to evict a tenant, such as locking out a tenant or shutting off utilities.

Landlords can evict tenants for some other reasons, including criminal activity on the premises. If your landlord is threatening to evict you, you should contact a lawyer immediately for legal advice.

If you have been served with a summons, do not miss your court date! You should attend the hearing and, if you are not able to speak with a lawyer before your hearing, there are lawyers at the justice center who can provide you with advice and representation.

DO I STILL HAVE TO PAY RENT?

Yes, you are still required to pay rent. If you are able to make partial payments, you should make your best effort to do so. The eviction moratorium doesn't "cancel" rent. If you do not pay your rent, you will still owe that amount to your landlord even though you cannot be evicted for non-payment.

A landlord is also allowed to charge you late fees or other charges for non-payment of rent, but cannot evict you for not paying them.

**ALL RESIDENTIAL
RENTAL PROPERTIES
ARE COVERED BY THE
CDC EVICTION
MORATORIUM.**

AM I COVERED BY THIS EVICTION MORATORIUM?

The CDC has 5 requirements for you to be covered. You must meet all 5 of the requirements.

You are covered if...

- 1 You are unable to pay all of your rent due to substantial loss of household income, loss of hours of work, loss of wages, being laid off, or extraordinary out-of-pocket medical expenses. Your loss of income or other hardship does not have to be related to the COVID-19 pandemic.
- 2 You expect to earn no more than \$99,000 in annual income for 2020 or no more than \$198,000 if you are filing a joint tax return, you were not required to report any income in 2019 to the IRS, or you received an Economic Impact Payment (stimulus check) under the CARES Act.
- 3 You are making your best effort to make timely, partial payments as your circumstances allow.
- 4 You are making your best effort to obtain all available government assistance for rent and housing. You can apply for Oklahoma and Tulsa County Rental Assistance by calling 918-236-0949 or visiting tulsahousing.nanmckay.com. You can call 2-1-1 or visit csctulsa.org/211eok.
- 5 You have no other housing available. An eviction would likely make you homeless, force you into a congregate living situation (such as a homeless shelter), or force you into a shared living situation (such as sleeping on a friend or family member's couch.)

WHAT SHOULD I DO IF I AM COVERED?

If you are covered by the CDC eviction moratorium you must:

- Sign a declaration under oath stating that you are covered.
- Give a copy of the signed declaration to your landlord or property manager.
- Keep a copy of the signed declaration for your records.

The declaration is available on the Housing Solutions website at awh4t.org/tenant-resources

The declaration is signed under oath and under penalty of perjury. If you do not understand anything in the declaration, you should speak with a lawyer before signing it.

MY LANDLORD IS STILL THREATENING EVICTION. WHAT DO I DO?

You should speak with a lawyer immediately to get advice and representation. To receive free legal advice and representation, contact:

- 211: Call 2-1-1 or apply online csctulsa.org/211eok.
- Legal Aid Services of Oklahoma: Call 888-534-5243 or 918-428-4357 or visit oklegalconnect.org.
- Still She Rises: Call 918-392-0867 or visit stillsherises.org.