



TENANT RIGHTS TO AVOID EVICTION – as of 8/10/21

www.lsnv.org

New Virginia eviction protections now through 6/30/22:

- Landlords may take no action to get possession or evict for nonpayment of rent – if the household has had financial hardship directly or indirectly due to COVID-19 – unless the landlord:
 - Gives tenant a 14-day nonpayment notice informing tenant about the Rent Relief Program (RRP), and
 - During the 14-day period, applies for RRP on the tenant's behalf unless tenant pays in full, enters a payment plan, or tenant already has applied for RRP
 - Landlords must cooperate with RRP applications by providing all information and documents needed, including the state W-9 form
 - After application, landlords may take no action to get possession or evict unless:
- Tenant is found not eligible for RRP, or
- Tenant refuses to cooperate with RRP application, or
- RRP not approved in writing within 45 days of a completed application, or
- For any subsequent application, RRP not approved in writing within 14 days of a completed application, or
- RRP runs out of money
 - If a tenant is complying with a written payment plan, landlord may take no action to get possession or evict for nonpayment of rent
 - Requirements do not void judgment for possession obtained before 8/10/21; however, landlord still may take no action to get possession or evict for nonpayment of rent unless requirements followed

Call: Phone: (703) 778-6800

Monday – Thursday, 9:30am-12:30pm and 1:30pm-3:30pm

Apply online: www.lsnv.org

Virginia Rent Relief Program:

- Tenants may apply for Rent Relief Program (RRP) at <https://www.dhcd.virginia.gov/rmrp> or at 703-962-1884 and may email rrp@dhcd.virginia.gov with questions, problems & status updates.
- **If you would like assistance with the RRP application, contact LSNV at: (571) 470-2112.**
- Fairfax County tenants apply for RRP with Coordinated Services Planning (CSP) at (703) 222-0880.

Basic Eligibility Requirements:

- Household income at or below 80% Area Median Income
- Rent amount at or below 150% Fair Market Rent
- Loss of income related directly or indirectly to COVID-19, or increase in expenses related directly or indirectly to COVID-19

Required documentation:

1. Rental Agreement (valid lease or alternative lease documentation)
2. Tenant/Landlord Ledger
3. Tenant Income Documentation
4. Landlord's Virginia W-9
5. RRP Landlord/Tenant Agreement

Rental Assistance Paid:

- Paid directly to landlord if landlord cooperates (at this stage, only landlords paid directly)
- Rent arrears paid back to April 1, 2020, plus current rent and up to 3 months' future rent for a maximum of 18 months (same payments may be made on behalf of Voucher tenants)

60-day postponement: Through 9/28/21, tenants in eviction lawsuits for nonpayment of rent can get case postponed for 60 days by coming to court with written proof of reduced income.

Redemption (Pay & Stay): After an eviction lawsuit for nonpayment of rent, tenants have the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After that, tenants have the right to pay to a zero balance up to 48 hours before a Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, tenants may use these rights at any time. Otherwise, tenants may use these rights only once in a 12-month period.