DOES THE CDC EVICTION MORATORIUM PROTECT ME?

AM I ELIGIBLE?

You are only covered if:
- You are an individual with a net household income under $99,000 or a couple with a net household income of $198,000;
- You can’t pay rent due to a substantial loss of income or extraordinary medical expense;
- You would likely become homeless if evicted;
- You have tried to obtain state or local rental assistance; and
- You are making your best effort to pay as much rent as possible

WHAT STEPS MUST I TAKE TO BE PROTECTED UNDER THE CDC MORATORIUM?

If you meet all of the conditions listed above, you need to fill out a CDC Moratorium Declaration Form and provide it to your landlord:

1. You can also go to the HUD site and find the declaration in multiple languages;
2. Figure out how many people are on your lease—that’s how many declarations you’ll need to fill out and sign;
3. Print and sign OR digitally sign declaration(s);
4. Send declaration(s) to your landlord via certified mail OR email. This is so you have proof of submission. Don’t forget to make a copy of the declaration for your records.

Make sure you keep any documents that reflect your hardship. For example: a letter, email or text about losing your job or your hours being cut, hospital bills, and/or tax returns. If your landlord ignores or challenges your declaration, find legal help at www.masslrf.org.

WHEN COULD I BE EVICTED UNDER THE CDC MORATORIUM?

Even if you are protected by the CDC order, your landlord can still begin the process of evicting you. You may receive what is called a complaint and summons, and you may need to appear in court.

You should not ignore a summons to appear in court, even if you believe you are protected by the CDC order because a judge may enter an order or ruling against you (default judgment). Keep in mind that the CDC moratorium expires on December 31, 2020.

The CDC order does not eliminate your obligation to pay rent or late fees. To increase the chance of being able to stay in your home when the moratorium ends, you should: pay as much rent as you can; talk with your landlord to negotiate; keep a paper or email trail; and seek rental assistance if you need help.