



Housing Counseling Services, Inc.

Due to the Covid-19 crisis, both Congress and the DC Council have passed emergency legislation that impacts DC tenants' rights. These changes will be in effect until the end of the public health emergency. The situation is always changing and we are committed to keeping you updated on all of your tenant rights during the public emergency so please check our website (<http://housingetc.org>) for updated information.

So what's new for tenants in DC?

RENT

Landlords can still collect rent during the public emergency. However, landlords may not increase your rent during the public emergency and no late fees may be applied to late payments.

COURT CASES AND EVICTIONS

DC Landlord and Tenant Court is closed until May 15th. All evictions are currently prohibited by DC Law. If your landlord attempts to evict you during the public emergency, you should call the police. At this time landlords can still file new lawsuits in Landlord and Tenant Court, although all court hearings will be scheduled after the public emergency.

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.

RENTAL ASSISTANCE

In order to obtain information about Emergency Rental Assistance Program (ERAP) appointments, contact the information line at 202-667-7339 or erap@housingetc.org.

SUBSIDIZED HOUSING

Under the newly-passed federal CARES Act – if you live in HUD-subsidized housing, public housing, have a Housing Choice (Section 8) Voucher, or live in

a LIHTC building – no eviction proceedings may be brought for nonpayment of rent until August of 2020, and only after you’ve received a 30-day notice. In addition, your subsidy cannot be terminated during the public emergency.

TENANT OPPORTUNITY TO PURCHASE ACT (TOPA)

All deadlines related to TOPA are on pause during the public emergency. If you get a TOPA notice or get notice that your building is for sale please call the Tenant Services department at (202) 667-7426 or tenants@housingetc.org.

UTILITIES

All utility shutoffs are currently prohibited by law—this includes gas, water, and electricity. If your water is shut-off, please contact DC Water at (202) 354-3750 or restore@dcwater.com. To discuss restoring electricity call PEPCO at 202-833-7500.

QUESTIONS ABOUT TENANTS' RIGHTS?

If you have any tenants' rights-related questions please leave a message at (202) 667-7426 or tenants@housingetc.org.