

WHAT DO I DO IF I CAN'T PAY MY RENT?

What is your goal?

- **I want to stay in my home**

Call your landlord to try to work out a payment agreement. Ask to waive some of the rent or late fees. Get the agreement in writing. Don't make promises you can't keep. If your rent is subsidized, contact PHA or your property manager to have your rent lowered due to loss of income. If you lost your job or have less hours, apply on-line for unemployment compensation!

- **I want to move out**

Call your landlord to schedule a move-out date. Ask to waive any early lease termination fees. Take photos of a clean house the day you move out. Return your keys and get a receipt.

You CANNOT be evicted right now!

- **The courts are currently closed** and no evictions are happening through at least April 5th and likely later.
 - If you do not pay your April rent on time, your landlord cannot evict you without filing an eviction case in court. Your hearing will not be scheduled for at least 3-4 weeks after the court re-opens. At your court date you can try to work out a payment plan or speak to the judge. If you lose in court, you have at least 21 days before an eviction and you may have the right to appeal.
 - If you had a court date before March 17, 2020 and there is a judgment against you, your landlord still cannot lock you out until the city starts doing lockouts again, even if you agreed to move or agreed to a payment plan.
 - If your landlord threatens or locks you out, it is an illegal eviction. Call 911.
-

Daily updates and tenant information at www.phillytenant.org.
For advice specific to your circumstances or possible
representation in court, call the Tenant Hotline 267-443-2500.



The Philadelphia Eviction Prevention Project is a joint effort of: Clarifi, Community Legal Services, Legal Clinic for the Disabled, Philadelphia VIP, SeniorLAW Center, and Tenant Union Representative Network

Updated 3.31.2020