



Protect Yourself from Eviction Under CDC Order

The Center for Disease Control (CDC) issued a Moratorium Order **postponing evictions** based on nonpayment of rent. This Order protects tenants who file a valid Declaration from being removed from their property of residence even if the court holds a hearing and orders an eviction. The tenant should still answer court documents and attend hearings. The protection lasts until **June 30, 2021** - see the "Help with Housing" section of <http://bit.ly/GALegalCOVID> for the most up-to-date information.

To Be Protected:

Have every adult listed on the lease sign and complete a Declaration. If you do not have a lease, every adult in the household should sign and complete a Declaration.

Provide signed Declaration(s) to the landlord, owner of the property where you live, or property manager. Keep proof that you provided the Declaration to your landlord.

Continue to follow all of the other terms of your lease and rules of the place where you live. The CDC's Order only protects tenants from eviction because of nonpayment of rent, not from eviction for other lease violations.

Tenant Checklist:

- **Complete the attached Declaration with the date, your landlord's contact information, and your contact information.** The Declaration must be signed by each adult on the lease.
- **Be prepared to pay all past due rent and fees** when the eviction moratorium expires or you may be evicted.
- **Continue to pay as much rent as you can when it is due.** If your landlord refuses to accept a partial payment, make a record of your attempt to pay and your landlord's response.
- **Send the Tenant's Declaration to your landlord** by regular mail, certified mail with return receipt requested, and by email.
- **Keep copies of your Declaration, any correspondence with your landlord, and any receipts or other documentation.**

See page 2 for important information about the declaration →



Important Information About the Declaration for the Person(s) Signing

By signing the Declaration, you are swearing that every statement in it is true. If you make any false or misleading statements or omissions, you can be prosecuted, go to jail, or be required to pay a fine.

1. You will state that “I have used best efforts to obtain all available government assistance for rent or housing.” This means you have tried to get help to pay rent by contacting and filing applications with agencies that provide money to help pay rent using State or Federal money. Keep a record of the organizations you contact, the date, and what they said.

- If you are unsure where to get rental assistance, contact United Way by dialing 211 or their direct line at (706) 353-1313.

2. You will state that one of the following is true:

- You expect to earn no more than \$99,000 in annual income for Calendar Year 2020-2021 (or no more than \$198,000 if filing a joint tax return), **OR**
- You were not required to report any income in 2020 to the U.S. Internal Revenue Service, **OR**
- You received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act.

3. You will state that you are unable to pay the full amount of your rent because your household has less income because one of the following is true:

- A source of income stopped – someone in the household lost their job, their hours at work were cut significantly, or their benefits, such as unemployment payments, stopped, **OR**
- Someone in the household is working but earning less than they once did, **OR**
- You have had to pay medical bills that are likely to exceed 7.5% of your adjusted gross income for the year.

If any of the above are true you can sign the Declaration that states you are “unable to pay the full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, a lay-off, or extraordinary out-of-pocket medical expenses.”

4. By signing the Declaration you are stating that the following are true:

- You are doing your best to make timely partial rent payments, and
- You have no other housing options and, if evicted, you would likely become homeless, need to move into a homeless shelter, or need to move in with another household that would then be crowded.

If you have any questions or if you receive any court notices related to your eviction, contact an attorney. The Georgia Legal Service Program (GLSP) provides free legal assistance to eligible persons with income up to 200% of the federal poverty level and limited assets. GLSP serves US Citizens and persons with certain legal immigration statuses. GLSP provides free interpretation. Apply for legal assistance at www.glsp.org or call at 833-GLSP-LAW.