

What to know if you're facing eviction in Pa.

There's a lot of confusion about where things stand with evictions in Pennsylvania. At the beginning of September, the state's ban expired and a new federal one went into effect.

Because so much is changing, Spotlight PA has put together this brief guide to help people understand their options. Please share it with your neighbors, local organizations, places of worship, and anyone else who needs this information.

Am I protected from eviction?

A federal order bans most evictions for failure to pay rent until the end of the year. To qualify, you must fill out a form certifying that:

- you are making "best efforts" to pay as much of your rent as possible and to get help from government assistance programs
- you have experienced a "substantial" loss of income
- you do not earn more than \$99,000 per year.

Lawyers recommend that you send one copy of the form to your landlord via certified mail, and keep another for yourself. Each adult listed on the lease should fill out the form, which you can download by scanning the QR code below.

Where can I get help paying my rent?

If you are at least 30 days behind on rent, you may qualify for rental assistance from the state. The program requires both you and your landlord to fill out paperwork. You must apply through a local organization in the county where you live. Find that information, as well as the application forms, on the website of the Pennsylvania Housing Finance Agency: phfa.org/pacares/rent.aspx

The deadline to apply is currently **Sep. 30**, but state lawmakers are considering giving people more time to apply, as well as changing some of the program's rules.

My landlord is trying to evict me. What should I do?

If your landlord has already filed for eviction, or tries to move ahead with an eviction even after you send them the form, you should contact a lawyer. The Pennsylvania Legal Aid Network may be able to help you find one who will represent you at no cost: palegalaid.net.



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