

**Testimony of Lori Leibowitz
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and
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Legal Aid Society of the District of Columbia
Co-Leads, D.C. Eviction Prevention Working Group**

**Before the Committee on the Judiciary & Public Safety
Council of the District of Columbia**

Budget Oversight Hearing Regarding the Office of Victim Services & Justice Grants

April 6, 2022

The COVID-19 pandemic has worsened existing economic inequalities in the District, imposing disproportionate burdens on Black and Latinx residents, and deepening a longstanding affordable housing crisis. Tens of thousands of families are continuing to struggle to make ends meet, facing eviction and displacement because they cannot afford ever-increasing rent burdens.

With this background, the Legal Aid Society of the District of Columbia¹ and Neighborhood Legal Services Program of the District of Columbia (NLSP)² submit the following joint testimony regarding the Civil Legal Counsel Projects Program (CLCPP) and the pilot Eviction Diversion Project, two projects funded by the Access to Justice Initiative under the Office of Victim Services and Justice Grants. Our two organizations, along with four others — Bread for the City, the D.C. Bar Pro Bono Center, Legal Counsel for the Elderly, and Rising for Justice — are recipients of grants from the D.C. Bar Foundation for these two projects. We are excited to share with the Committee an overview of the work that our six legal services organizations have been doing over the past year-plus to prevent evictions and displacement.

¹ The Legal Aid Society of the District of Columbia is the oldest and largest general civil legal services program in the District of Columbia, providing individual representation in housing, domestic violence/family, public benefits, consumer law, immigration, and reentry. More information about Legal Aid can be obtained from our website, www.LegalAidDC.org, and our blog, www.MakingJusticeReal.org.

² NLSP is a non-profit law firm that has provided free, high quality civil legal services to low-income residents of the District of Columbia for over 57 years in a full range of civil matters affecting the lives of low-income DC residents, including housing, consumer protection, family court disputes, income maintenance, barriers to employment and public benefits. More information about NLSP can be obtained from our website at www.nlsp.org.

We appreciate that the Mayor’s proposed Fiscal Year 2023 budget provides \$22.089 million in funding for the ATJ Initiative, extending the Council’s historic investment in last year’s budget, but we also are concerned that this is a reduction of \$2.5 million from the Fiscal Year 2022 funding level.³ We join the Access to Justice Commission and the D.C. Bar Foundation in urging this Committee to increase the Mayor’s proposed Fiscal Year 2023 budget to ensure that, at a minimum, an additional \$2.5 million is added to the Access to Justice Initiative to ensure level funding. Low-income residents of the District continue to have significant unmet civil justice needs in a range of cases, from housing and public benefits to consumer and family.

In particular, we ask that this Committee ensure that at least \$2 million is available in FY 2023 for providers to continue our pilot Eviction Diversion Project, along with the existing \$8 million for CLCPP. With additional funding above that level, we stand ready to expand the Project by bringing in more community-based organizations as partners to provide non-legal services and supports to help tenants stabilize their housing. The Committee also should consider consolidating the CLCPP and Eviction Diversion funding and proposing further changes to the existing statutory language for CLCPP found at D.C. Code § 4-1801, *et. seq.* as part of the Budget Support Act. Consolidating these projects and increasing flexibility in how these funds can be used will allow the CLCPP Partners to maximize this funding to provide holistic, client-centered, high-quality legal services.

The COVID-19 Pandemic Has Exacerbated the District’s Existing Affordable Housing Crisis, Putting Thousands of Tenants at Risk of Eviction and Displacement

In a city where the average rent for a one-bedroom apartment now tops \$2,000 per month, households with low and moderate incomes — the vast majority headed by people of color — are being left behind.⁴ The result of the District’s ongoing affordability crisis is that low-income families are paying far too much of their limited incomes for housing. Sixty-two percent of extremely low-income households in the District pay half or more of their income towards rent, a threshold that HUD classifies as “severely housing cost burdened”.⁵ Put another way, for every 100 extremely low-income households in the District, there are only 50 housing units that are

³ FY 2023 Proposed Budget and Financial Plan, *Vol. 2 Agency Budget Chapters – Part 1* (Mar. 16, 2022), pp. C-153 to C-160, *available at* <https://app.box.com/s/bzjtghnj6tsfqxvleob88r41k7lildf>.

⁴ RentCafe, *Washington, DC Rental Market Trends*, *available at* <https://www.rentcafe.com/average-rent-market-trends/us/dc/washington/>.

⁵ Nat’l Low Income Hous. Coal., *Housing Needs By State – District of Columbia – State Data Overview*, *available at* <https://nlihc.org/housing-needs-by-state/district-columbia>. Extremely-low income families are those with incomes at or below 30 percent of area median income.

affordable for those families.⁶ This issue is one of racial equity; Wards 7 and 8, with the highest concentration of Black families, also have the highest percentage of rent-burdened households.⁷

Ever-increasing rent burdens have had devastating effects on District residents with low incomes, particularly Black households. A national study found that the District had the greatest “intensity of gentrification” of any city across the country for the period of 2000 to 2013, with more than 20,000 Black residents displaced.⁸ An updated study covering 2013 to 2017 found that the District “still has a high intensity of gentrification” with displacement continuing.⁹ This ongoing displacement is caused in part by eviction, which disproportionately impacts majority-Black areas of the District with high concentrations of poverty.¹⁰

Against this backdrop, nearly 40 percent of District residents have lost employment income since mid-March 2020.¹¹ Over 12 percent of households report that they are still finding it “very difficult” to pay their regular bills.¹² This includes 17 percent of tenants in the District reporting they were not current in their rent payments as of mid-March 2022, amounting to approximately 28,000 households.¹³ The burden of this economic and housing crisis is falling

⁶ *Id.*

⁷ D.C. Econ. Strategy, *Rent Burden by Ward*, available at <https://dceconomicstrategy.com/rent-burden-ward/>.

⁸ Nat’l Cmty. Reinvestment Coal., *Shifting Neighborhoods* (March 2019), available at <https://ncrc.org/gentrification/>.

⁹ Nat’l Cmty. Reinvestment Coal., *Gentrification and Disinvestment 2020* (June 2020), available at <https://ncrc.org/gentrification20/>.

¹⁰ See Brian J. McCabe & Eva Rosen, Georgetown Univ., *Eviction in Washington, DC: Racial and Geographic Disparities in Housing Instability* (Fall 2020), pp. 18-21, available at <https://georgetown.app.box.com/s/df0d4mruf59wcvqm6cqo9a8pyu8ukeuk>. McCabe and Rosen found that nearly sixty percent of all eviction cases in the District are filed against tenants living in Wards 7 (22.6 percent) and 8 (34 percent), both of which have populations that are over 90 percent Black, even though those two Wards account for only 25.7 percent of all renter households.

¹¹ U.S. Census Bureau, *Week 27 Household Pulse Survey: Mar. 17-29 – Detailed Tables*, Employment Table 1, available at <https://www.census.gov/data/tables/2021/demo/hhp/hhp27.html>.

¹² U.S. Census Bureau, *Week 43 Household Pulse Survey: Mar. 2-14 – Detailed Tables*, Spending Table 1, available at <https://www.census.gov/data/tables/2022/demo/hhp/hhp43.html>.

¹³ *Id.*, Housing Table 1b.

disproportionately on low-income Black and Latinx families. Over ninety percent of the families reporting that they are not current in their rent are headed by a Black or Latinx tenant.¹⁴

The Civil Legal Counsel Projects Program (CLCPP) Provides Critical Funding for Legal Services Providers to Help Tenants Facing Eviction and Displacement

Almost five years ago, this Committee led an effort to expand funding to provide free legal services to tenants facing eviction with passage of the Expanding Access to Justice Act of 2017. Included in the Fiscal Year 2018 Budget Support Act, this law created the Civil Legal Counsel Projects Program (CLCPP), originally funded with \$4.5 million, for legal services providers to represent tenants in pending or anticipated eviction cases. At the time, this funding increase roughly tripled existing dollars available for eviction defense services.

Last year, the Council took another significant step to expand legal services, increasing overall Access to Justice Initiative funding to \$22.589 million, including \$8 million for CLCPP and another \$1.5 million for an Eviction Diversion pilot project. Six legal services providers are recipients of grants from the D.C. Bar Foundation to implement the CLCPP and Eviction Diversion projects — Bread for the City, the D.C. Bar Pro Bono Center, the Legal Aid Society of the District of Columbia, Legal Counsel for the Elderly, Neighborhood Legal Services Program of the District of Columbia, and Rising for Justice. With support from the D.C. Bar Foundation, we have used this funding to establish a coordinated and collaborative network to work with tenants facing pending eviction cases or at risk of eviction.

In the past two years in particular, the CLCPP Partners have focused on improving our service delivery model, removing barriers to our services, and increasing efficiencies, all with the goal of using the public funding to reach as many tenants facing or at-risk of eviction as possible and to provide them with holistic, client-centered, high-quality legal services. Without the funding provided by the District through the Access to Justice Initiative, the following achievements would not have been possible.

1. Shared Intake Through the Landlord Tenant Legal Assistance Network.

In June 2020, the CLCPP Partners came together to open a joint telephone intake line for tenants facing or at-risk of eviction, the Landlord Tenant Legal Assistance Network (LTLAN). Staffed by all six of our organizations, LTLAN operates five days a week, providing tenants with real-time advice and intake to access full representation on their issues. During 2021 alone, LTLAN served 1,697 tenants.

Establishing a shared intake system has been a long-term goal for the legal services community. Consolidating six intake processes into a single point of entry reduces confusion for tenants and allows for our government and nonprofit partners to share this resource more broadly. For example, D.C. Superior Court now includes LTLAN as a resource on court notices and shares the phone number with unrepresented tenants in hearings, and the Council has enacted emergency, temporary, and permanent legislation requiring landlords to include this information

¹⁴ *Id.*

on pre-filing eviction notices. The CLCPP Partners also have worked closely with NPC Research to implement a survey of LTLAN callers to gather data about the client experience and how we might improve our services. NPC Research has shared initial findings with us showing that the experience is overwhelmingly positive for tenants.

2. Attending Initial Hearings to Offer Legal Services and Rental Assistance.

The CLCPP Partners also have used increased funding and staffing to ensure that a legal services attorney will be present at each initial hearing in an eviction case to offer free legal services to and make direct connections with unrepresented tenants. We have worked with D.C. Superior Court to obtain weekly reports of upcoming hearings, which we use to monitor initial hearings in all cases as they are scheduled. One of our attorneys is present in the virtual courtroom for each initial hearing, and the presiding judge introduces us and allows unrepresented tenants time to consult with us before their cases proceed.

The CLCPP Partners also worked with the Court to facilitate similar access for representatives from a rental assistance provider, Housing Counseling Services, who now attend all initial hearings with us.

3. Outreach to Tenants with Pending Eviction Cases.

Throughout the pandemic, the CLCPP Partners have mailed outreach letters to tenants with pending eviction cases, offering free legal services and information about rental assistance. During 2021 alone, we sent outreach letters to 2,284 tenants. To make these mailings possible, the CLCPP Partners have worked closely with D.C. Superior Court to obtain tenant names and addresses. We are currently receiving weekly reports of new case filings, new judgments entered, and new writs of restitution issued (the final order authorizing an eviction).

In May 2021, following the launch of the new STAY DC rental assistance program and online application portal, the CLCPP Partners collaborated with a D.C. law firm to send letters to all tenants with pending eviction cases for nonpayment of rent, advising them of this new resource. The letters were sent to over 600 tenants with cases in ongoing litigation and over 300 tenants with cases where judgments had been entered but the tenant might still be able to avoid eviction by catching up on back rent.

As the end of the moratoria on actual evictions and new eviction case filings approached in the second half of 2021, we ramped up outreach to tenants in these categories. Since August 2021, we have been sending outreach letters on a rolling basis to tenants who receive new writs of restitution; to date, we have sent nearly 900 such letters. At the end of 2021, as court dates in newly-filed eviction cases approached, we also started sending outreach letters to these tenants, with nearly 300 such letters mailed to date.

4. Working with Pro Bono Partners to Expand Free Legal Services.

The CLCPP Partners also run the Housing Right to Counsel Project, a District-wide effort to engage private law firm and federal government attorneys to provide free legal services to

tenants in eviction cases. Twenty-four D.C. law firms and the federal government pro bono program currently are part of the Project. Pro bono placements slowed down and then essentially stopped during the pandemic, with the moratorium on new eviction case filings in place. Now that new case filings have resumed, we are ramping up training and communications with our pro bono partners and preparing to restart case placements.

Like other pieces of our work, the Housing Right to Counsel Project requires a high level of coordination. The CLCPP Partners hosted a 4-part basic housing training series for pro bono attorneys in November 2021, and we are planning a similar training series for May 2022. Following up on our most recent comprehensive training series, we also started offering virtual courthouse tours, where we observe virtual initial hearings in D.C. Superior Court for 30 to 45 minutes and then meet with the attorneys for a short discussion and training afterwards. These trainings have reached a few hundred attorneys, whom we hope will soon join our effort by taking on an eviction case. In the past, our organizations have been able to place between 100 and 200 eviction cases per year through the Housing Right to Counsel Project.

5. Working with the Court, the Council, and District Agencies.

Drawing from our experience representing thousands of tenants facing or at-risk of eviction every year, the CLCPP Partners work with D.C. Superior Court, the D.C. Council, and a number of District agencies to improve policies that impact tenants. The CLCPP Partners participate in D.C. Superior Court's Landlord Tenant Working Group, which meets every three weeks to discuss updates and provide recommendations to the Court on process improvements and other topics. We participate in similar stakeholder working groups with several District agencies and also provide feedback through the Council's annual oversight and budget process, as well as commenting on relevant legislative proposals.

A key component of this work in the last year has been our participation in the D.C. Eviction Prevention Working Group. Lori Leibowitz of NLSP and Beth Mellen of Legal Aid are co-leads of the group, along with District agency representatives and a D.C. Superior Court judge. These local efforts followed directly from two White House eviction diversion summits this past summer. A main goal for the D.C. working group has been to design an eviction diversion and prevention framework for DC, with input from legal services and rental assistance providers, relevant government agencies, D.C. Superior Court, community-based organizations, landlords, and D.C. Council staff. We have drawn heavily on this shared vision in designing a pilot Eviction Diversion Project.

The CLCPP Partners Have Used Intensive, In-Person Outreach to Stop Evictions, By Connecting Tenants with Legal Services and Non-Legal Supports

When the eviction moratorium ended and actual evictions restarted on September 13, 2021, the CLCPP partners, in coordination with community-based organizations, quickly responded by creating a centralized process for conducting intensive outreach to these tenants and offering them legal services and access to rental assistance. This work over the past six months provides a model that we plan to incorporate into our eviction prevention work moving forward. Components of the model include the following:

- Data collection and sharing - We partner with D.C. Superior Court and the U.S. Marshals Service to receive regular data reports, allowing us to track all scheduled evictions in real time, with tenant names, addresses, and (where available) email addresses and phone numbers.
- CLCPP outreach - We conduct our own outreach via mailings and phone calls.
- Canvassing - We partner with community-based organizations, who in turn conduct coordinated in-person outreach. A canvasser knocks on the door or visits the building of tenants with scheduled eviction who are not already connected with a lawyer. When canvassers speak to tenants directly, they help them complete an online LTLAN intake form. For imminent evictions, we have established a separate process to assign emergency intakes on a rotating basis across organizations. For tenants who are not reached, canvassers leave flyers directing them to LTLAN. Since September 2021, a canvasser has knocked on the door of every single tenant scheduled for eviction who is not already connected with a lawyer.
- Connection to legal and non-legal services and supports – The CLCPP Partners provide legal services to obtain orders from the Court stopping evictions and created a rapid response protocol with DHS and a leading rental assistance provider, Housing Counseling Services, to prioritize tenants for payments. We also accept referrals directly from Housing Counseling Services for tenants who are in the rental assistance process and do not yet have a lawyer. Every tenant facing eviction and connected to rental assistance and in need of a lawyer is seamlessly connected to the CLCPP Partners, and every tenant who is connected to a lawyer but needs rental assistance is personally connected to a rental assistance provider.
- Iterative, ongoing collaboration - Leadership at the CLCPP Partners, Housing Counseling Services, and the canvassing organizations have prioritized communication, collaboration, and evaluation to identify and implement solutions as challenges arrive.
- Tracking of outcomes - We have tracked outcomes in real time. To date, **this model has stopped 70 percent of all evictions for nonpayment of rent**, a level of success our organizations have never before achieved. Attached to our testimony are two charts showing the impact of our efforts week-by-week.

Eviction Diversion Funding Is Allowing Legal Services Providers to Partner with Community-Based Organizations to Increase Outreach and Community Education

The Fiscal Year 2022 budget includes \$1.5 million for eviction diversion, i.e. efforts to reduce eviction filings through coordination of access to legal services, social services, and other dispute resolution services.¹⁵ Working closely with the D.C. Bar Foundation and six community-based

¹⁵ D.C. Council Comm. on Labor & Workforce Dev., *Report and Recommendations of the Committee on Labor and Workforce Development on the Fiscal Year 2022 Budget for Agencies*

organizations, the CLCPP Partners have designed a pilot Eviction Diversion Project that aims to prevent evictions by reaching tenants at risk of displacement as early as possible and connecting them with the supports and services they need to stabilize their housing and, where possible, avoid an eviction filing. The Mayor's Fiscal Year 2023 budget does not include this funding for eviction diversion. We are asking the Committee to restore and increase this funding so that we can sustain and expand this important work. The Eviction Diversion funding supports the following initiatives:

1. Outreach to Tenants at Risk of Eviction.

The CLCPP Partners are joining with Empower DC, ONE DC, Latino Economic Development Center, and Restaurant Opportunities Center (ROC), community-based organizations already working on-the-ground with tenants in the District, to call and knock on the doors of as many tenants at risk of eviction as possible, so that these tenants will know that they have rights and can get connected with the services they need instead of self-evicting or being evicted by their landlords. Two other community-based organizations, Movement Matters and Jobs with Justice, will be supporting this effort with training, coordination, and database creation and management. We are identifying tenants at risk of eviction by looking at pre-filing eviction notices and court filings in eviction cases, working with partner organizations to identify individual tenants and entire buildings at high risk of displacement by eviction, receiving referrals from landlords and partner government agencies, and examining publicly-available data to identify neighborhoods that are at high risk of losing current residents to widespread evictions. We are then reaching out to tenants through letters, phone calls, and door knocking.

Depending on an individual's situation when we reach them, we will connect the tenant with LTLAN; direct them to a know-your-rights training; or connect them with a navigator on our staff, a social worker, or another service provider. Whoever first encounters a tenant – a canvasser, an attorney on LTLAN or observing court hearings, an intake specialist – will briefly assess each individual's needs and capacity to determine the best entry point for that tenant.

2. Connecting Tenants to Non-Legal Services and Supports.

Tenants with the highest level of need will be paired with a tenant support staff member who will use a client-centered approach to help each tenant determine which of their needs they would like to address first and how the navigator can best support each tenant in meeting those needs. These tenant support staff will act as navigators, peer supporters, and thought partners. They will connect tenants with housing, economic security, and reentry attorneys; help tenants apply for public benefits, recertify their housing subsidies, and search for new housing; and connect tenants with job training and other services. Each of the CLCPP Partners plans to employ a tenant support staff person for this work.

Some of the CLCPP Partners are also increasing capacity to provide social work support to tenants at risk of eviction. These supports include connections with housekeeping or money

Under Its Purview 12, 39, 122 (June 30, 2021), available at https://lims.dccouncil.us/downloads/LIMS/47279/Committee_Report/B24-0275-Committee_Report5.pdf.

management services, health care advocacy, or counseling clients who are facing mental health challenges in remaining housed. Outreach to tenants who have received pre-court notices alleging lease violations for issues like housekeeping violations will allow us to make contact and offer services before a case is even filed. We plan to leverage our relationships with landlords and government partner agencies so that we get early referrals for tenants who need this type of support to avoid a potential eviction case.

3. Connecting Tenants with Legal Services.

Our eviction diversion services work seamlessly with the services we provide through CLCPP, other Access to Justice grants, and other parts of our organizations and partner organizations to provide legal services to tenants across a range of issues. Most tenants who receive letters and door knocks or who attend know-your-rights events are directed to LTLAN. With increased funding this year, we will have more staff to provide advice and brief services to tenants before they are sued for eviction, as well as continuing to represent tenants with active eviction cases.

Some of the CLCPP Partners also are expanding capacity to represent tenants in economic security matters such as challenging public benefits denials, assisting with student loans, and challenging illegal debt collection practices, all of which can help tenants gain resources or free up resources to pay their rent. Similarly, some CLCPP Partners are increasing capacity to assist tenants in applying for public benefits, rental assistance, utility assistance, tax credits, and other financial supports. While many low-income tenants qualify for help, they often do not receive it. For example, one recent study found that only 50 percent of eligible families in the District received the expanded federal child tax credit this past year.¹⁶

The vision outlined here — early, personalized outreach; connecting tenants to a variety of resources; expanding legal services; and expanding partnerships and collaboration — tracks closely with the D.C. Eviction Prevention Working Group’s draft framework for eviction diversion and prevention, and we look forward to continuing our work to make that framework a reality. Again, we can only do this if the Council restores and expands funding for this initiative.

Conclusion

Thank you for this opportunity to testify. We urge the Committee to increase the Mayor’s proposed Fiscal Year 2023 budget to ensure that, at a minimum, an additional \$2.5 million is added to the Access to Justice Initiative to ensure level funding from last year’s budget. In particular, we ask the Committee to ensure that at least \$2 million is available in the Fiscal Year 2023 budget for Eviction Diversion, along with the existing \$8 million for CLCPP. We also stand ready to work with the Committee on changes to the CLCPP statutory mandate to ensure maximum flexibility so that our organizations can continue to provide holistic, client-centered, high-quality legal services to tenants across the District of Columbia.

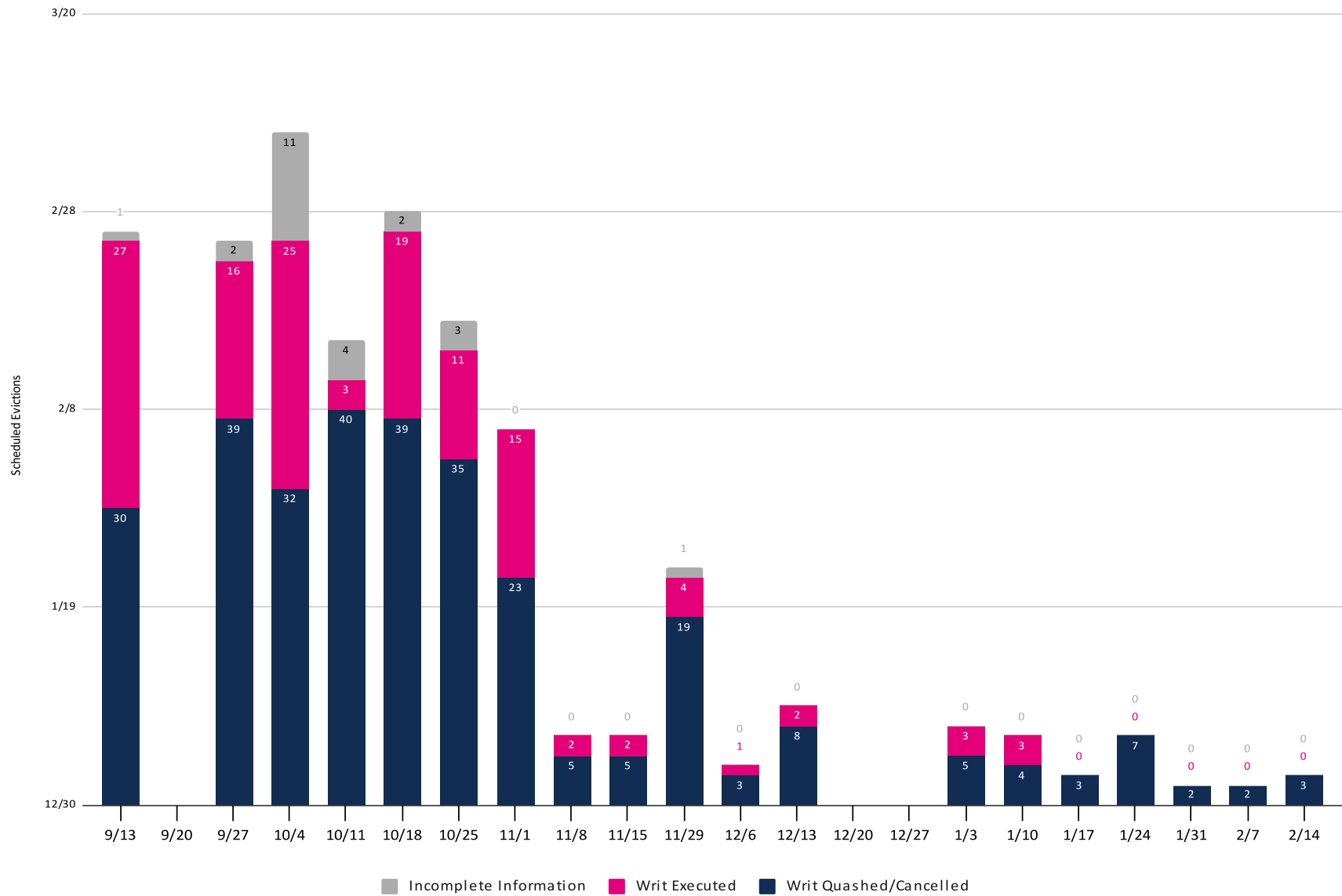
¹⁶ Wash. Univ. in St. Louis, “How are Washington, D.C. families using their Child Tax Credit payments?” (Sept. 2021), *available at* <https://cpb-us-w2.wpmucdn.com/sites.wustl.edu/dist/a/2003/files/2021/09/CTC-One-pager-DC.pdf>.

Attachment

Charts on Scheduled Eviction Outcomes (Sept. 2021 – Feb. 2022)

Redeemable Judgments (by week)								
Week	Total Scheduled Evictions - Redeemable Judgments	Writ quashed/stayed	Writ/eviction cancelled	Writ executed	Incomplete information	Percentage of evictions stopped	Attorney assistance in stopped evictions?	HCS rental assistance in stopped evictions?
9/13/2021	57	21	9	27	1	53%	21 CLCPP	21
9/20/2021	0	0	0	0	0	0%	0	0
9/27/2021	55	26	13	16	2	71%	23 CLCPP, 2 pro bono, 1 Court sua sponte, 1 pro se	28
10/4/2021	57	26	6	25	11	56%	25 CLCPP	24
10/11/2021	43	24	16	3	4	93%	20 CLCPP, 3 pro se, 2 LL on own	20
10/18/2021	58	24	15	19	2	67%	19 CLCPP, 3 LL on own, 2 pro se	23
10/25/2021	46	30	5	11	3	76%	22 CLCPP, 4 LL on own, 1 private atty, 1 Court sua sponte	24
11/1/2021	38	18	5	15	0	61%	12 CLCPP, 5 LL on own, 1 pro bono, 1 private atty	15
11/8/2021	7	2	3	2	0	71%	2 CLCPP, 1 LL on own	4
11/15/2021	7	1	4	2	0	71%	1 CLCPP	4
11/29/2021	23	8	11	4	1	83%	13 CLCPP, 1 LL on own	14
12/6/2021	4	2	1	1	0	75%	2 CLCPP	1
12/13/2021	10	7	1	2	0	80%	7 CLCPP	
1/3/2022	8	3	2	3	0	63%	3 CLCPP, 1 pro bono, 1 LL on own	
1/10/2022	7	2	2	3	0	57%	1 CLCPP, 1 Court sua sponte	
1/17/2022	3	3	0	0	0	100%	1 CLCPP, 1 LL on own, 1 Court sua sponte	
1/24/2022	7	5	2	0	0	100%	3 Court sua sponte, 2 CLCPP, 1 pro bono, 1 LL on own	
1/31/2022	2	0	2	0	0	100%	2 Court sua sponte	
2/7/2022	2	0	2	0	0	100%	2 Court sua sponte	
2/14/2022	3	0	3	0	0	100%	3 Court sua sponte	
TOTALS	437	202	102	133	24	70%		
<i>Last updated 2.4.22</i>								

Scheduled Evictions Outcomes (Sept. 2021-Feb. 2022)



Attachment

Sample Outreach Materials

The ban on evictions has ended in DC

Know your rights. Mark these dates. Learn what you can do to stay in your home.



- Your landlord can send you a notice if you're behind on rent.
- You may be able to stop your landlord from filing a new eviction case by applying for rental assistance.
- If a judge has already said you can be evicted, then your landlord can schedule an eviction date.
- Your landlord must send you a new notice with the scheduled eviction date.
- If you're being evicted for owing rent, you can still pay and stay.
- Your landlord can send you a notice about lease violations and other reasons for eviction.
- If you correct a lease violation within 30 days, you have the right to stay in your home.
- Your landlord can file a new eviction case if you have not paid your rent and you owe at least \$600.
- Your landlord can send a notice that your rent will go up.
- Your landlord can file a new eviction case for a lease violation or any other reason for eviction.

Know your rights and responsibilities



Stay in your home

- Just because you get a notice does not mean you need to leave. You cannot be evicted unless the court holds a hearing and enters a judgment in your case.



Apply for help

- You might be eligible for rental assistance. Apply online at **ERAP.dhs.dc.gov**.



Fight in court

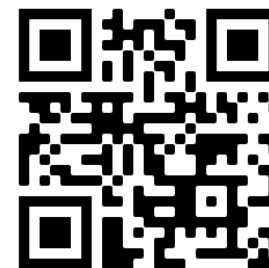
- If you disagree with your landlord, you can fight the case in court. The judge can reduce the amount you owe or dismiss the case. Get legal help and attend your court dates.



Have legal questions?

- Call the **Landlord Tenant Legal Assistance Network** at **(202) 780-2575** for free legal advice and help.

Scan this QR code to go to **ERAP.dhs.dc.gov** and apply for rental assistance.



La prohibición de los desalojos ha terminado en DC

Entérate de tus derechos. Marque estas fechas. Aprenda lo que puede hacer para permanecer en su hogar.

**24 de julio
de 2021**

- El propietario puede enviarle un aviso si se atrasa en los pagos de la renta.
- Es posible que pueda evitar que su propietario presente un nuevo caso de desalojo solicitando asistencia para la renta.

25 de julio

- Si un juez ya ha dicho que puede ser desalojado, su propietario puede programar una fecha de desalojo.
- El propietario debe enviarle un nuevo aviso con la fecha programada para el desalojo.
- Si lo desalojan por deber la renta, aún puede pagar y quedarse en su hogar.

**26 de
septiembre**

- El propietario puede enviarle un aviso sobre las infracciones del contrato de arrendamiento y otras razones para el desalojo.
- Si corrige las infracciones del contrato de arrendamiento dentro de 30 días, tiene derecho a permanecer en su hogar.

**12 de
octubre**

- Su propietario puede presentar un nuevo caso de desalojo si no ha pagado la renta y le debe al menos 600 dólares.

**31 de
diciembre**

- Su propietario puede enviar un aviso que su renta subirá.

**1 de enero
de 2022**

- Su propietario puede presentar un nuevo caso de desalojo por infracciones del contrato de arrendamiento o por cualquier otra razón de desalojo.

Conozca sus derechos y responsabilidades



Permanezca en su hogar

- El hecho de que reciba un aviso no significa que tenga que mudarse. No puede ser desalojado a menos que tenga una audiencia en la corte y se dicte una sentencia en su caso.



Solicite ayuda

- Es posible que tenga derecho a recibir asistencia para la renta. Solicite en línea en **ERAP.dhs.dc.gov**.



Pelee en la corte

- Si no estás de acuerdo con el propietario, puedes pelear el caso en la corte. El juez puede reducir la cantidad que debe o desestimar el caso. Obtenga ayuda legal y asista a sus citas con la corte.

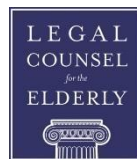
¿Tiene preguntas legales?



- Llame a **La Red De Asistencia Legal De Arrendadores E Inquilinos** al **(202) 780-2575** para obtener asesoramiento y ayuda legal gratuita.

Escanee este código QR para ir a **ERAP.dhs.dc.gov** y solicitar asistencia para la renta.





Landlord Tenant Legal Assistance Network

The temporary ban on evictions has ended.

Your eviction has been scheduled. We want to help!

Take action now to stay in your home.

Call for Free Legal Assistance

Seek free legal assistance from the **Landlord Tenant Legal Assistance Network (LTLAN)** by calling **202-780-2575** or applying online:

<https://probono.center/LTLANintake>.

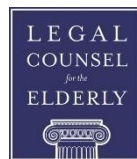
You will be referred to a legal services organization that can provide you with free legal information, advice, and/or representation. A lawyer may be able to help you stop or delay your eviction. A lawyer can also help you apply for rental assistance.

Apply for Free Rental Assistance

ERAP can help you pay:

- ✓ Back rent from before April 2020.

Apply for free rental assistance from ERAP online at **erap.dhs.dc.gov**.



La Red de Asistencia Legal de Arrendadores E Inquilinos

La prohibición temporal de los desalojos ha terminado.

Su desalojo ha sido programado. ¡Queremos ayudarle!

Actúe ahora para permanecer en su hogar.

Llame para Obtener Asistencia Legal Gratuita

Solicite asistencia legal gratuita de la **Red de Asistencia Legal de Arrendadores e Inquilinos (LTLAN)** llamando al **202-780-2575** o solicitando en línea: <https://probono.center/LTLANintake>.

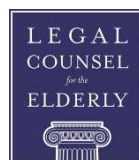
Se le remitirá a una organización de servicios legales que puede proporcionarle información, asesoramiento y/o representación legal gratuita. Es posible que un abogado pueda ayudarlo detener o retrasar su desalojo. Un abogado también puede ayudarlo a solicitar asistencia financiera para la renta.

Solicite Asistencia Financiera Gratuita Para la Renta

El programa **ERAP** puede ayudarlo a pagar:

- ✓ Renta atrasada desde antes de abril 2020.

Solicite asistencia financiera gratuita para la renta con ERAP en línea en erap.dhs.dc.gov.



«Name»
«Address»
Washington, DC «Zip»

Dear «Name»:

Find out if a **free lawyer** can help with your eviction case.
Call us at **(202) 780-2575**.



Court records show your landlord has filed an eviction case against you in Landlord Tenant Court (Case# «Case_Number»). If you haven't gotten court papers yet, you'll probably get them soon.



Your first court date is coming up soon.



We have **free lawyers** for eligible tenants. A lawyer can help you fight the case or reach an agreement with your landlord. Even if you think you don't need a lawyer, it is always good to talk to a lawyer who is on your side. They can help you figure out what to do.

Find out if a **free lawyer** can help you with your eviction case:



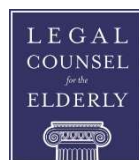
Call the Landlord Tenant Legal Assistance Network (LTLAN) at (202) 780-2575



Complete an online intake at
<https://probono.center/LTLANintake>
or scan this QR code



Do not ignore the eviction case against you. Please call us or complete an online intake to find out if a free lawyer can help you!



«Name»
«Address»
Washington, DC «Zip»

Estimado/a «Name»:

Averigüe si un **abogado gratuito** puede ayudarle con su caso de desalojo. Llámenos al **(202) 780-2575**.

Somos un grupo de 6 organizaciones de servicios legales en DC que ayudan a los inquilinos con casos de desalojo en el Tribunal de Propietarios e Inquilinos. Tenemos **abogados gratuitos** que están listos para ayudar a los inquilinos elegibles.



Los registros judiciales muestran que su propietario ha presentado un caso de desalojo contra usted en el Tribunal de Propietarios e Inquilinos (Case# «Case_Number»). Si aún no ha recibido documentos judiciales, probablemente los recibirá pronto.



Su primera cita en la corte es pronto.



Tenemos **abogados gratuitos** para inquilinos elegibles. Un abogado puede ayudarle a pelear el caso o llegar a un acuerdo con su propietario. Aunque crea que no necesite un abogado, siempre es bueno hablar con un abogado que esté de su lado. Ellos pueden ayudarte a saber qué hacer.

Descubra si un **abogado gratuito** puede ayudarle en su caso de desalojo:



Llame a la Red de Asistencia Legal de Propietarios e Inquilinos (LTLAN) al (202) 780-2575



Complete una solicitud en línea en
<https://probono.center/LTLANintake>
o escanee este código QR



No ignore el caso de desalojo en su contra. ¡Llámenos o complete una solicitud en línea para averiguar si un abogado gratuito puede ayudarle!