

EVICTIONS, REPAIRS, and HEALTH CONCERNS

During the COVID-19 Pandemic



Updated on 4/14/20

www.ehocstl.org



- Courts have been closed until May 1 (Missouri); April 30 (Illinois)
- Eviction cases may still be filed & found on casenet or other online searches, but they will not be heard or receive judgment relating to evictions.
- **IMPORTANT:** A tenant with a pending case should receive a notice of any new court date.

Eviction Execution

- In Illinois, the governor has halted all eviction enforcement including sheriff executions until April 30 or once the "Gubernatorial Disaster Proclamation" is lifted.
- In Missouri, only St. Louis City and County have halted sheriff executions, through May 1 in St. Louis City and until further notice in St. Louis County.

Guidance for Tenants

- If you are unable to pay your rent due to the pandemic crisis, you should contact your landlord and negotiate rent forgiveness and/or a payment plan. You should also inquire as to whether your landlord is covered by the CARES Act limitations on evictions for nonpayment.
- If a landlord threatens to evict to you, inform them of the court closure.
- If a landlord tries to forcefully remove you, call the police.
- You may still need to pay rent during COVID-19. If not, the landlord can file an action for the unpaid rent after the courts reopen.
- If a landlord has issued a valid notice of termination, you are still required to vacate the premises when a lease is terminated.

The Federal "CARES Act" Limits Many Evictions

- The following housing providers are barred by law from evicting anyone for unpaid rent until at least July 25, 2020:
 - Public Housing Authorities
 - Housing providers who directly receive federal subsidies or tax incentives
 - Housing providers who accept (Section 8) Housing Choice Vouchers
 - Housing providers who have mortgages backed by the federal government, e.g. a FHA loan or a loan held by Fannie Mae or Freddie Mac.
- If a tenant in one of these covered units remains behind on rent on July 25, 2020, the landlord must provide 30-day written notices of their intent to file for an eviction for unpaid rent as early as August 25, 2020.

NOTE: This document is for informational purposes only and does not constitute legal advice. For legal advice, contact an attorney.



Repairs

Landlords must still make necessary repairs during the COVID-19 pandemic. If they do not:

- In Illinois, visit land of Lincoln's website for more guidance
- In Missouri, Landlord-Tenant law allows tenants to make repairs themselves and deduct a portion of the rent in some cases.
Contact EHOC to find out if you qualify.
- If a landlord tries to forcefully remove you or shut off your utilities, call the police.



Health Concerns

- A landlord may ask if you have the virus, but you do not need to answer.
- If you test positive for COVID-19, carefully consider who you let into your home to avoid spreading the disease. For more info, visit the CDC website: www.cdc.gov

For more information contact: Metropolitan St. Louis Equal Housing and Opportunity Council (EHOC)

Website: www.ehocstl.org
Discrimination Hotline: 314-534-5800

f: @ehocstl
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