

INFORMATION FOR TENANTS

TO: TENANTS

RE: GOVERNOR HOGAN'S ORDER ON EVICTIONS

Governor Hogan issued an **Executive Order** on April 3, 2020 and October 16, 2020 temporarily prohibiting evictions of tenants with evidence or proof of substantial loss of income due to Covid-19. This Order is in effect during the state of emergency and catastrophic health emergency in Maryland.

(To check for updates on the Governor's Orders online: governor.maryland.gov/covid-19-pandemic-orders-and-guidance/)

Tenants may use the attached form "***Tenant's Declaration In Support of Emergency Relief and Temporary Protection from Eviction***" in eviction cases filed by Landlords in District Court for possession of the rental property due to Failure to Pay Rent or for Breach of Lease, during the state of emergency.

This form can be completed by Tenants and submitted to the Court and Landlord to provide information to the Judge at a hearing to show that they have suffered a **Substantial Loss of Income** related to Covid-19 and therefore, should be protected from being evicted during the state of emergency.

What is considered **Substantial Loss of Income** for an individual, according to the Governor's Order?

The loss of income must be resulting from COVID-19 pandemic or the state of emergency and catastrophic health emergency for the following reasons:

- **Due to job loss**
- **Reduction in compensated hours of work**
- **Closure of place of employment**
- **The need to miss work to care for a home-bound school-age child**
- **Inability to access benefits (i.e. unemployment) or other income sources (i.e. Child Support)**
- **Other similar circumstances**

The Tenant will need to go to Court for the hearing and show the Judge written documents or other verifiable evidence that they qualify for emergency relief under the Governor's Order due to Substantial Loss of Income related to the pandemic. **This protection from eviction is only available to the Tenant if they can show evidence to the Judge that the Governor's Order applies to their situation.** The attached Form is provided to assist the Tenant in gathering and submitting the necessary evidence for the Court hearing. Tenants must also go to any court hearing to protect their housing in order to raise other defenses like dangerous conditions in the property. After a hearing in court, a tenant should make sure they understand what the resolution of the case means. Contacting an attorney or the Maryland Courts Self-Help Center to ask a question about the resolution of the case is recommended.

A lawyer may be able to help you, the Tenant, if you have a court case or if you are concerned about falling behind in rent and need advice. **For legal advice and assistance**, Tenants may contact Maryland Legal Aid – Upper Shore office at #410-763-9676 and Lower Shore office at # 410-546-5511 or Mid-Shore Pro Bono at # 410-690-8128 (based on intake for income eligibility). Do not delay in seeking legal help or preparing your evidence.

TENANT'S DECLARATION
IN SUPPORT OF
EMERGENCY RELIEF and TEMPORARY PROTECTION FROM EVICTION
(Governor's Order Number 20-10-16-01)

I, _____, state as follows:

1. I am the tenant at the property located at _____.
2. I am the defendant in this action. My household includes ____ # of people.
3. I have had a substantial loss of income resulting from the Covid-19 pandemic or the state of emergency and proclamation of catastrophic health emergency, for the following reason(s). Check all that apply:
 - a. Job loss ____
 - b. Reduction in compensated hours of work ____
 - c. Closure of place of employment ____
 - d. Need to miss work to care for home-bound school-age child ____
 - e. Unable to work because of COVID illness ____
 - f. Other – please explain: _____
4. I can provide evidence showing the actual loss of household income related to the pandemic.
 - a. Documentation of loss of income related to the pandemic is attached. ____

I solemnly affirm under penalty of perjury that the contents of the foregoing Declaration are true to the best of my knowledge, information and belief. I have delivered a copy of this Declaration to _____ (landlord) by mail ____ or hand delivery ____.

Signature : _____

Date: _____