VPLC | Virginia Poverty Law Center

I'VE LOST INCOME BECAUSE OF COVID-19.
HOW CAN I GET A DELAY IN MY EVICTION CASE?

If you lost income due to the COVID-19 pandemic and are being sued for an eviction, you qualify for a delay of your eviction case.

Are you eligible to delay your eviction case?

- Did you lose income during the COVID-19 crisis?
- Do you have a first court date for an eviction case (and "unlawful detainer") scheduled?

If you meet both of those requirements, you may be able to get a 60-day delay in your case.

What do I need to do to get the 60-day delay?

1. Show up to your first court date
2. Bring written proof that you lost income between March 12 and your court date.
    - A paystub showing zero dollars in earnings
    - A furlough notification letter from your employer
    - An 'essential employee status letter' stating that you were 'nonessential'
    - A signed affidavit by you stating that you lost wages during this period due to the COVID-19 emergency
        - o VPLC has an affidavit form here that you can print and complete to take to court with you if you do not have other proof.
3. Ask the judge for a 60-day "continuance"

Are there other laws that can protect me from eviction during this crisis?

Depending on your situation or the property you live in, you may be eligible for other protections from eviction. For example, if you live in federally subsidized housing or in a property with a federally backed mortgage, the federal CARES Act protects you from eviction for unpaid rent until August 25.

For free information and legal advice from an attorney about your case, call the Eviction Legal Helpline (833-NoEvict) or your legal aid office (866-LEGLAID).