

Resident Concern FAQ

Please note: On September 4, 2020, the [CDC issued a temporary halt in residential evictions](#) to prevent the spread of COVID-19 from September 4, 2020 to December 31, 2020. The Consolidated Appropriations Act, 2021, signed into law on December 27, 2020, extended the CDC eviction moratorium until January 31, 2021. Further, the CDC eviction moratorium has been extended to March 31, 2021. The questions and answers below reflect the dates and content associated with the CARES Act Eviction Moratorium.

<p>Am I protected from eviction during the current COVID-19 health crisis?</p>	<p>The CARES Act is a new law that <i>may</i> protect you from eviction until July 25, 2020. This law protects residents from eviction for not paying rent between March 27 and July 25. Under this law, your landlord cannot start an eviction against you during this period due to nonpayment of rent. Your landlord also cannot charge late fees/interest for nonpayment of rent during the March 27 – July 25 time period. Complete this form if you think your landlord may be in violation of the CARES Act. Residents are advised to contact their local jurisdiction for special rules not covered in the CARES Act.</p>
<p>What happens after the protection expires on July 25, 2020?</p>	<p>After the protection expires, your landlord can give you a 30-day eviction notice if you did not pay rent between March 27 and July 25.</p>
<p>What if my landlord tries to file a dispossessory action to evict me for nonpayment of rent?</p>	<p>On April 30, 2020, the Supreme Court of Georgia issued a new rule. Landlords filing a dispossessory before August 25, 2020 for nonpayment of rent, will have to also submit a CARES Act Affidavit, indicating that the property is exempt from the CARES Act eviction moratorium. If the property is covered by the CARES Act eviction moratorium, the landlord must supply a 30-day notice to the tenant. The landlord cannot send the 30-day notice prior to July 26, 2020.</p>
<p>Will I still be responsible for rent owed during the protection period of March 27 - July 25?</p>	<p>Yes, you are still responsible for the full amount of rent owed. You should immediately contact your landlord if you are experiencing financial hardship due to COVID-19.</p>

Does protections under the CARES Act mean I don't have to pay rent?	No, the CARES Act does not mean residents should stop paying rent. It provides eviction protection for residents impacted by COVID- 19 who are not able to make full rent payments between March 27 and July 25.
Are all residents protected under the CARES Act?	No, all residents are not protected under the CARES Act. You do not qualify for protection if: your landlord filed for eviction in court before March 27, 2020 your landlord files for eviction for reasons other than non-payment of rent or other fees or charges.
Are all multi-family properties in GA subject to the CARES Act?	Low Income Housing Tax Credit and HUD funded (HOME) units that are still in the affordability period are subject to the CARES Act. Properties that are no longer in the affordability period are not subject to the eviction moratorium, unless they are subject to a federally backed loan. Residents who believe their protections have been violated should completed this form .

