

Evictions and the COVID-19 Pandemic

Many people are facing job loss, reduced hours, and other hardships during the ongoing COVID-19 pandemic. Below are some questions and answers on how the pandemic, as well as state and federal responses, will impact Orange County landlords.

Q: Can I evict a tenant or shut off water/electricity?

A: No. As of May 30, Executive Order No. 142 and an emergency order from Chief Justice Cheri Beasley extended the statewide moratorium on evictions for late payment or nonpayment of rent and stayed all pending eviction cases until June 21. Even if you had an eviction case pending before May 30, nothing can happen in your case until June 21 or after. Sheriffs are not required to serve eviction notices or execute writs of possession until June 30.

In addition to the eviction moratorium, landlords may not charge late fees or other penalties for late or nonpayment of rent owed between May 30 and June 20. After June 20, landlords must give tenants at least six months to pay outstanding rent that was owed in that time period. Note that landlords can still charge late fees or penalties for rent that was owed before May 30.

Executive Order No. 142 also extended the prohibition of utility shut-offs through June 20. Water, gas, and electric providers may not disconnect services or charge late fees or other penalties through July 29, and must offer payment plans of at least six months.

For federally subsidized properties, there is a moratorium on eviction filings for nonpayment and charging late fees under the federal CARES Act, which will be in effect through July 24. Note that evictions for reasons other than nonpayment of rent may still proceed. Such properties include:

Carrboro/Chapel Hill

1 S. Elliott Street	Bell Meadowmont	Kingswood Apartments
101 Eugene Street	Berkshire Manor Apartments	Lark Chapel Hill
105 Lindsey Street	Blu on Farrington	Link Apartments Linden
105 Ziegler Lane #100 & #110	Bridges at Chapel Hill	Orange Community Residence
1060 Hwy 54 Bypass	CAC of Orange County	Pinegate Apartments
110 Andys Lane	Carolina Spring	Pointe at Chapel Hill
110 Weatherstone Drive	Chapel Ridge	Poplar Place
111 N. Graham Street	Chatham Ridge Assisted Living	Pritchard Avenue Ext: 701-719
112 Dillard Street	Club Nova Apartments	Project Homestart
124 N. Fields Circle	Covenant Place	Purefoy Road Group Home
125 E. Longview Street	Crosstown at Chapel Hill	Royal Park Apartments
140 W. Barbee Chapel Road	Dobbins Hill & Dobbins Hill II	S. Camellia St: 220 & 300
1543 Ferrell Road	Dillard Street: 100 & 110	Shadowood Apartments
176 Saint Andrews	Environs at East 54	SunStone Apartments
316 McMasters Street	Estes Park Apartments	Sykes Street: 501 & 624 (#110, #120, #130, #140)
702 S. Merritt Mill Road	First Baptist & Manley Estates	The Apartments at Midtown 501
86 North Apartments	Franklin Woods	The Landings at Winmore
Abby Court E-4 & E-8	Freedom House	The Villages of Chapel Hill
Adelaide Walters Apartments	Greenfield Commons	Timber Hollow Apartments
Airport Road MHC	Greenfield Place	Umstead Drive Group Home



Ashbrook Apartments
Ashley Forest: 111, 203, 213, & 336
Autumn Woods

Hillmont Apartments
Howell Street Apartments
Inter-Church Council Apartments

University Apartments
University Lake Apartments
All Public Housing properties
All properties owned by the Arc

Hillsborough

CHC of Orange County
Coachwood Apartments I & II
Eno Haven
Gateway Village
Hampton Pointe Apartments
Lory of Hillsborough
Patriots Pointe Apartments
The Heritage Apartments
West Village Apartments

Mebane

119 South Apartments
Alexander Pointe Apartments
Ashbury Square Apartments
Brighton Place Apartments
Carden Place Apartments
Cedar Hill Apartments
Deerfield Crossing Apartments
Elmwood Apartments
Fieldstone Villas Apartments
Mebane Mill Lofts
Mebane Ridge Assisted Living
Oakwood Apartments
Spring Forest at Deerfield
Stonebrook Apartments
Tanglewood Apartments
Westhampton Apartments
White Furniture Mill Apartments

Q: Does that mean tenants can stop paying rent?

A: No. Tenants should continue paying rent as outlined in their lease. However, many tenants may struggle to pay due to job loss or other hardship. Landlords are encouraged to offer lenience during this time. You may also encourage low-income tenants struggling to make payments or in need of other housing-related support to contact Orange County Housing Help:

Call the Housing Helpline: 919-245-2655 OR Email HousingHelp@orangecountync.gov
Mon – Fri, 2 – 4 PM and
Sun – Thurs overnights (midnight – 6 AM)

Q: Should I accept only online rent payments to minimize contact?

A: Consider the impacts that policy changes will have on tenants. Requiring electronic rent payment creates issues for tenants without online banking or computer access. Consider setting up a secure mail drop-box for tenants who are only able to pay by check or cash.

Q: How do I let tenants know about policy changes due to COVID-19?

A: Provide plenty of notice, through multiple formats, to alert tenants to any changes. Alert tenants of changes several days in advance and through multiple lines of communication (e.g., deliver notices to each unit, post at the leasing office, send emails, leave voicemail messages).

Q: What if I have tenants who don't speak English well?

A: Provide translated materials. To the best of your ability, provide any information on changed policies in English, Spanish, and any other language your tenants speak. The Orange County Human Rights and Relations Department may be able to assist you with translation:

Phone: 919-245-2487 OR Email: Human_Relations@orangecountync.gov