

## 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 housing for Orange County renters.

### Q: Can I be evicted or have my water/electricity shut off?

**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	Hillmont Apartments	University Apartments
Ashley Forest: 111, 203, 213, & 336	Howell Street Apartments	University Lake Apartments



Autumn Woods

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

### Q: Does that mean I can stop paying my rent?

**A: No.** You are still obligated to continue paying rent as outlined in your lease, but you cannot be evicted right now if you are late or unable to pay. If you are struggling to pay rent or in need of one-time assistance, first speak with your landlord to see if they can provide any flexibility during this time. You may also contact Orange County Housing and Community Development for help:

**Call the Housing Helpline: 919-245-2655**      **OR**      **Email [HousingHelp@orangecountync.gov](mailto:HousingHelp@orangecountync.gov)**  
Mon – Fri, 12 – 4 PM and  
Sun – Thurs overnights (midnight – 6 AM)

### Q: What should I do if my landlord is trying to “informally” evict me?

**A: Document everything and call law enforcement.** Informal evictions are illegal. Even if a landlord has a valid reason to evict a tenant, they must follow the legal eviction process. Examples of informal evictions include:

- Ordering or threatening you to leave
- Changing the locks or locking you of your unit
- Removing your belongings from the unit
- Shutting off utilities (such as heat, water, gas, electricity, or phone service)
- Interfering with use of property amenities (such as parking)
- Ignoring repair requests
- Suddenly raising the rent

If your landlord is doing any of the above, consider the following actions:

**Document everything.** Keep a log of how your landlord has been trying to force you to leave. Include notes about actions you have taken to protect your rights. One recommended action is to send your landlord a formal letter identifying the objectionable behavior and asking that it stop. Update the log as more incidents occur.

**Call law enforcement.** Notify local law enforcement if your landlord is illegally trying to remove you from your home. Police and sheriffs know that law requires landlords to use the court process for evictions.



If you want legal assistance, Legal Aid North Carolina provides free services to low-income people on civil matters, including landlord-tenant concerns such as self-help evictions, as well as habitability issues (landlords failing to keep a property safe and in good repair) and evictions from mobile home lots. See below for local Legal Aid office contact information.

**Raleigh Office**

224 S Dawson St, Raleigh, NC 27601

**Pittsboro Office**

117 E Salisbury St, Pittsboro, NC 27312

Apply for legal help online: <http://www.legalaidnc.org/get-help/apply-online>

Apply for legal help by phone toll-free: 1-866-219-LANC (5262)

**Q: What should I do if I feel my landlord is discriminating against me?**

**A: Contact the Orange County Department of Human Rights and Relations.** If your landlord is treating you differently, tries to evict you, makes discriminatory statements, intimidates or harasses you or acts in a way that makes you feel discriminated against based on your race, color, sex, nation origin, religion, age, disability, familial or veterans' status contact the Human Rights and Relations Department to discuss the issue with someone who can help:

Phone: 919-245-2487 OR Email: [Human\\_Relations@orangecountync.gov](mailto:Human_Relations@orangecountync.gov)