



CITY OF PHILADELPHIA

NOTICE OF RIGHTS FOR RESIDENTIAL TENANTS UNDER THE EMERGENCY HOUSING PROTECTION ACT

[DATE]

[TENANT'S NAME]

[TENANT'S ADDRESS]

Dear [TENANT'S NAME],

As you are aware, I am the owner [agent of the owner] of the building you presently occupy located at [ADDRESS], pursuant to the rental agreement you entered on [DATE].

Please be advised that, under your rental agreement, you owe past due rent for the months of [MARCH 1, 2020 THROUGH DECEMBER 31, 2020] in the total amount of [\$\$]. This is not a Notice to Quit (or a Lease Termination Notice).

A new emergency law was passed to help certain tenants affected by the COVID-19 pandemic to catch up on their rent. Under Section 9-809 of the City of Philadelphia Code (the Fair Housing Ordinance) I am required to inform you of the following:

YOU MAY BE ELIGIBLE FOR CERTAIN HOUSING PROTECTIONS UNDER THE PHILADELPHIA FAIR HOUSING ORDINANCE IF YOU HAVE EXPERIENCED A FINANCIAL HARDSHIP DUE TO COVID-19, INCLUDING THE FOLLOWING:

***THE RIGHT NOT TO PAY LATE FEES, INTEREST, OR SIMILAR CHARGES FOR THE LATE PAYMENT OF RENT FROM MARCH 1, 2020 THROUGH SEPTEMBER 30, 2021.**

***THE RIGHT TO ENTER INTO A REPAYMENT PLAN TO PAY PAST DUE RENT THAT WAS DUE BETWEEN MARCH 1, 2020 AND DECEMBER 31, 2020, THROUGH SEPTEMBER 30, 2021.**

***THE RIGHT TO A HOUSING-COUNSELOR ASSISTED MEDIATION CONFERENCE WITH YOUR LANDLORD PRIOR TO YOUR LANDLORD TAKING ACTION TO EVICT YOU UNDER CERTAIN CIRCUMSTANCES.**

YOU ARE REQUIRED TO PROVIDE YOUR LANDLORD THE ATTACHED CERTIFICATION OF HARDSHIP TO QUALIFY FOR CERTAIN PROTECTIONS.

ALTERANTIVELY, YOU MAY PROVIDE YOUR LANDLORD WITH A CENTER FOR DISEASE CONTROL (CDC) DECLARATION. FOR MORE INFORMATION PLEASE VISIT: <https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html>.

If you wish to exercise these rights please immediately contact me:

Name: _____

Address _____

Phone Number: _____

Email: _____

For more information, or help accessing the Philadelphia Eviction Diversion Program, call the Philly Tenant Hotline at 267-443-2500 or the Philadelphia Fair Housing Commission at:

Fair Housing Commission
601 Walnut Street, Suite 300 South
Philadelphia, PA 19106
215-686-4683 (phone)
Fax:215-686-4684
fairhousingcomm@phila.gov

Sincerely,

[LANDLORD OR AGENT]
[LANDLORD OR AGENT'S ADDRESS]

Rental Assistance is now available through the City of Philadelphia for tenants and landlords to apply together. For more information go to: <https://phlrentassist.org/>