



Here are important tips for consumers about scams, frauds, and price gouging; workers about paid sick leave; and residents about free health resources during COVID-19. For the latest information, visit oag.dc.gov/coronavirus. If you are at risk of losing your home or your utility services during the public health emergency, please contact the OAG for help by calling (202) 442-9828, emailing Consumer.Protection@dc.gov, or filing a complaint online at oag.dc.gov/ConsumerComplaint.

PROTECTIONS FOR DISTRICT RESIDENTIAL TENANTS

During the COVID-19 public health emergency, all residential tenants in the District have the following new protections:

- Landlords may not file court actions to evict tenants during the public health emergency and for 30 days afterward.
- Landlords whose mortgages are federally backed, like public housing or Federal housing vouchers, cannot file an eviction action until August 23, 2020 (i.e., 120 days after the 3/27/20 enactment of the Federal CARES Act, plus 30 days for the required notice period).
- Landlords may not charge late fees for any month in which the Mayor has declared a public health emergency.
- If a landlord gets relief from paying their mortgage, their tenants' rent needs to be deferred in the same amount.
- For one year after the public health emergency ends, the landlord is required to enter into a repayment agreement, based on financial need, with the tenant for past due rent and not report the overdue rent to credit agencies.
- For the period of the public health emergency, landlords need to refund fees charged for amenities (e.g., fitness center, business center, balconies, laundry room, swimming pool, childcare center, playground and community room).
- The owner, or representative of the owner, of a housing accommodation shall clean common areas of the housing accommodation on a regular basis, including surfaces that are regularly touched, such as doors, railings, seating, and the exterior of mailboxes.

All DC tenants are protected:

- Anyone who pays rent regularly to live somewhere is considered a residential tenant and is protected.
- Tenants do not need a written lease with their name on it to be protected from eviction during the public health emergency. For example, tenants who have a verbal agreement to live in a landlord's spare room or a basement cannot be evicted during the public health emergency.
- It is always illegal for landlords to evict a tenant outside of the normal court process for evictions.

PROTECTIVE MEASURES FOR DC CONSUMERS

- Companies may not disconnect anyone's gas, water, electricity, cable, internet, or phone during the public health emergency.
- Companies and individuals may not illegally stockpile essential items, such as sanitizer. Violating this stockpiling provision will result in a \$5,000 fine per violation.

Office of the Attorney General

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