

Moratorium of Eviction

Governor Murphy's Executive Order #106 signed on March 19, 2020 states:

“Any lessee, tenant, homeowner or any other person shall not be removed from a residential property as the result of an eviction or foreclosure proceeding.

This Order shall take effect immediately and remain in effect for no longer than two months following the end of the Public Health Emergency or State of Emergency established by Executive Order No. 103 (2020), whichever ends later, unless this Order is first revoked or modified by the Governor in a subsequent executive order.”
(<https://nj.gov/infobank/eo/056murphy/pdf/EO-106.pdf>)

What You Need to Know:

- If you are struggling to pay your rent, contact your landlord.
- Know your rights – Truth in Renting Act
https://www.state.nj.us/dca/divisions/codes/publications/pdf_lti/t_i_r.pdf
- If possible, pay your monthly rent obligation
- Contact a HUD Certified Housing Counseling Agency for possible assistance programs https://www.cjhrc.org/images/Hud_Agencies_by_County.pdf
- Although, a renter **CANNOT** be evicted from their rental unit during this moratorium, landlords can still initiate eviction proceedings.
- Know how to access documents that may be needed for Federal/State assistance programs:
 - Federal taxes (up to 3 years)
 - Paystubs
 - Social Security/Disability Award Letter
 - Pension income letter
 - Section 8 voucher
 - Bank statements

Updated April 2, 2020