



HELP IS HERE, NY

New York State **Emergency Rental Assistance Program**

RENTAL PROTECTIONS

The Emergency Rental Assistance Program (ERAP) provides significant economic relief to help low and moderate-income households at risk of experiencing homelessness or housing instability by providing rental arrears, temporary rental assistance and utility arrears assistance. With that relief, there are certain protections provided to both tenants and landlords participating in the program.

PROTECTIONS FOR TENANTS

Tenants who apply for ERAP cannot be evicted because of an expired lease or for failure to pay rent during the COVID-19 Pandemic. If a landlord refuses to provide information needed to complete an application or refuses to accept funds, the tenant will be provided with a letter that can be shown to help stop an eviction. Once a landlord accepts an ERAP payment, the tenant cannot be evicted for not paying rent during the period covered or for an expired lease during the 12 months following this payment. Tenants, however, remain responsible for paying any rent owed prior to the COVID-19 pandemic or not covered by the ERAP payment.

PROTECTIONS FOR LANDLORDS

As a condition of receiving an ERAP payment, a landlord must agree that these funds satisfy their tenant's full rental obligation for the covered period. This agreement does not mean that a participating landlord can no longer evict a tenant for other reasons. If a tenant owes rental arrears that predate the pandemic or does not pay rent in the future, a landlord is permitted to start eviction proceedings once any applicable moratorium expires. And while participating landlords cannot evict a tenant for an expired lease or holdover tenancy in the 12 months following the receipt of the ERAP payment, this agreement does not preclude them from starting eviction proceedings on other grounds. These eviction protections also do not apply when a unit is in a building containing four or fewer units, **and** when the landlord or a member of the landlord's immediate family intends to immediately occupy the unit as a primary residence.

Applications can be submitted online at nysrenthelp.otda.ny.gov.

For more information, visit otda.ny.gov/ERAP
or call **844-NY1RENT** (844-691-7368)

