

NYS Emergency Rental Assistance Program (ERA

Office of Temporary and Disability Assistance (OTDA)

Dear NAME:

We received your application **APP #** for the New York Emergency Rental Assistance Program (ERAP). **As an applicant, you have certain protections from eviction.** These protections remain in place unless you are determined to be ineligible to receive ERAP benefits.

As an applicant for ERAP, you may not be evicted for a holdover or expired lease or non-payment of rent or utilities that may be covered by the ERAP program which includes rent or utilities due on or after March 2020. Until a decision is made on your ERAP application, eviction proceedings for a holdover or expired lease or non-payment of rents due since March 2020 must be put on hold.

If you are approved for ERAP, your landlord may not evict you for nonpayment of rent at **ADDRESS** that is covered by the ERAP payment. Also, your landlord:

- 1) May not charge you a late fee for arrears paid by the ERAP,
- 2) May not raise your rent for one year after the first ERAP payment is received,
- 3) For one year from when the ERAP payment is received, may not evict you simply because you have an expired lease or holdover tenancy unless the landlord (or their immediate family member) intends to immediately occupy your unit and the unit is in a building of 4 or fewer units,
- 4) Must notify you of these protections.

You remain responsible to pay rent at ADDRESS for months not covered by ERAP and you must pay your rent going forward. Your landlord may seek to evict you for not paying past rent that is not covered by the ERAP payment, or if you fail to pay rent in the future.

If you are still an applicant for ERAP or have been approved for an ERAP payment, you should provide a copy of this notice to a court or to your landlord if they seek to evict you from your home. If you have been approved for an ERAP payment, you should also show your approval notification.