

Attention Philadelphia Renters:

THERE ARE NO LEGAL EVICTIONS during the COVID-19 shutdown!

It is never legal to evict a tenant without a court order. Philadelphia courts are closed through April 3, 2020, and no legal evictions will proceed until they reopen.

If your landlord **changes your locks, bars your door, cuts off your utilities, removes your possessions, or otherwise forces you out of your home**, take the following steps:

1. Call 911 and report an illegal self-help eviction to the police.

This is a crime under Philadelphia Code 9-1600 (Prohibition Against Self-Help Eviction Practices).

- If your landlord is still on site and the illegal eviction is still in progress, an officer may be dispatched to assist you. The officer should follow Philadelphia Police Directive 3.17.
- If your landlord is not still on site, ask to make a police report. Be sure you write down the DC number so you can request a copy later.
- You can ask the police for other assistance, like calling your landlord.
- You may have to ask to speak with a supervisor if the person you speak with first doesn't help.

2. File an emergency petition with the Court of Common Pleas.

- The courts are open for emergency filings only.
 - 9am-5pm Monday-Friday: Go to the Criminal Justice Center, 1300 Filbert St, Basement Level, to file.
 - All other times: Go to City Hall Room 296 to file with the emergency judge.
- Bring any documents that you have access to that show that you live at your address – your lease, ID, utility bills or other mail, rent receipts, etc.
- You will need to know your landlord or property manager's name and address in order to file the petition.

3. Call 267-443-2500 for the Tenant Hotline or refer to www.phillytenant.org for more information.

- There may be a handful of exceptions to the above in rare situations. Please call the Tenant Hotline if you need individualized information.
-



The Philadelphia Eviction Prevention Project is a joint effort of: Clarifi, Community Legal Services, Legal Clinic for the Disabled, Philadelphia VIP, SeniorLAW Center, and Tenant Union Representative Network