

For Landlords and Tenants

LEASE AGREEMENT

1 Tenants must pay their rent.

While tenants could be protected from eviction, they are still required to pay rent. Rental assistance could be available to help tenants pay their rent.

2 Attend all court events.

You must attend all court events such as mandatory conferences and trials, either virtually or in person.

3 Contact the court.

If you have questions or need to reschedule a court event, contact the court's special civil part office in the county where the rental property is located.

4 Apply for rental assistance.

Landlords and tenants can apply for rental assistance. Cases will be postponed by the court for a short time while an application is being reviewed if the tenant or landlord notifies the court and submits proof of application.

5 Landlord cooperation.

Landlords must cooperate with rental assistance applications filed by tenants. When a tenant applies for rental assistance, their landlord must cooperate in terms of submitting required paperwork, accepting any rental assistance funds provided, and not trying to evict the tenant for seeking that assistance.

6 Landlords cannot evict a tenant without going through the court process.

Only a special civil part officer can perform an eviction. It is illegal for the landlord to force a tenant out by changing the locks, padlocking the doors, or by shutting off gas, water, or electricity. Tenants who have been locked out of their homes illegally should call police. The New Jersey Office of the Attorney General has more information at: https://www.nj.gov/oag/dcj/agguide/directives/ag-Directive-2021-2_Illegal_Evictions.pdf.

7 Options to prevent or delay eviction.

Even after the court enters a judgment for possession, a tenant may be able to prevent eviction. After a judgment is entered, a tenant will receive a notice explaining the available options.

Resource Information

The Department of Community Affairs (DCA) is administering rental assistance resources throughout New Jersey.

- a. The COVID-19 Emergency Rental Assistance Program (CVERAP) provides temporary rental assistance to low- and moderate-income households affected by the pandemic.
- b. DCA is administering CVERAP funds to qualifying landlords and tenants.
- c. Applications for assistance must be filed online and are granted through a rolling lottery system.
- d. Payments are made directly to landlords (with some exceptions).

For more information about the COVID-19 Emergency Rental Assistance Program, go to www.nj.gov/dca/cverap2.shtml

Contact the court if you need an ADA accommodation or interpreting services.



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