

# EVICTION & FORECLOSURE MORATORIUMS

AS OF 3-25-2020

Municipality/Govt. Entity	Eviction Moratorium	Foreclosure Moratorium	Comments
<b>Cuyahoga County (Court of Common Pleas/ Treasurer/ Board of Revision)</b> <sup>1</sup>		Foreclosures (for occupied properties) and Sherriff's Sales-60 day Moratorium	Treasurer's Office will not default any existing delinquent payment contracts due to late or missing payments for the next 60 days; County Board of Revision hearings are postponed beginning Friday, March 20, and continuing through April 10. Note: deadline to file appeals with the board remains at March 31
<b>Cleveland</b> <sup>2</sup>	City Council introduced legislation on March 23 for 60 day Moratorium on Res. evictions for people under economic hardship caused by COVID-19		Cleveland Housing Court currently has stay on Residential and Commercial moveouts
<b>Ohio (Statewide)</b> <sup>3</sup>	State <b>Reps. David Leland (D-Columbus) and Jeffrey Crossman (D-Parma)</b> introduced a bipartisan bill March 22nd to put a stop to evictions and foreclosures for the duration of the COVID-19 crisis	Planned legislation includes foreclosure moratorium	The legislation also addresses financial difficulties Ohioans may face due to job losses during the emergency and gives them time to fix monetary defaults that occur during the emergency.

<sup>1</sup> Per Order of the Court-March 16, 2020; & County Treasurer; & Board of Revision: <http://executive.cuyahogacounty.us/en-US/Suspension-Foreclosure-Action.aspx>; <https://www.cleveland.com/news/2020/03/cuyahoga-county-board-of-revision-hearings-postponed-for-at-least-three-weeks-deadline-for-appeals-remains-march-31.html>

<sup>2</sup> <https://www.cleveland.com/news/2020/03/cleveland-city-council-president-requests-stop-to-evictions-in-cases-of-pandemic-related-economic-hardship.html>

<sup>3</sup> <http://www.ohiohouse.gov/david-leland/press/rep-leland-to-introduce-legislation-preventing-utility-service-cuts-or-eviction-during-the-covid-19-crisis>; <http://www.ohiohouse.gov/david-leland/press/eviction-and-foreclosure-moratorium-bill-introduced-by-reps-leland-crossman>

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<b>Dayton</b> <sup>4</sup>	Moratorium on eviction cases until April 30, 2020		+Moratorium on all jury trials until April 30, 2020
<b>Hamilton County (inc. Cincinnati)</b> <sup>5</sup>	Moratorium on eviction cases for 30 days		+Moratorium on all Jury Trials, small claims and traffic cases for 30 days
<b>Franklin County Mun. Court</b> <sup>6</sup>	Eviction cases for at least 3 weeks		+Moratorium on traffic and small claims for at least 3 weeks
<b>Akron</b> <sup>7</sup>	Eviction hearings continued for remainder of March		Judges may issue continuances due to coronavirus for of a minimum of 30 days for non-criminal matters
<b>Canton</b> <sup>8</sup>	Eviction “second cause” hearings continued indefinitely For pending cases in which the plaintiff seeks restitution of premises, hearings will be continued to a specific date at least eight weeks from March 18.		

<sup>4</sup> <https://www.daytondailynews.com/news/local/coronavirus-montgomery-county-health-officials-give-update/aihrYP1AzcfjdPaxEBEvxL/>

<sup>5</sup> <https://www.cincinnati.com/story/news/2020/03/13/coronavirus-courts-suspend-jury-trials-limit-court-operations/5046231002/>

<sup>6</sup> <https://abc6onyourside.com/news/local/franklin-county-municipal-court-suspends-court-hearings-due-to-coronavirus>

<sup>7</sup> [https://www.akronmunicipalcourt.org/news/akron-municipal-court-outlines-plan-for-march-in-response-to-covid-19-threat/;](https://www.akronmunicipalcourt.org/news/akron-municipal-court-outlines-plan-for-march-in-response-to-covid-19-threat/)  
<https://www.akronmunicipalcourt.org/media/1191/emergency-order-covid-19-akron-municipal-court-3-16-2020.pdf>

<sup>8</sup> <http://www.cantoncourt.org/PDF/Court%20Response%20to%20COVID-19%20Pandemic.pdf>; <https://www.cantonrep.com/news/20200319/health-crisis-impacts-traffic-and-appellate-cases>



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<b>Toledo</b> <sup>9</sup>	Until further notice housing hearings cancelled Toledo Municipal Courts to suspend evictions and lockouts until May 1		Second causes of action hearings and hearings regarding monetary damages will be reset, with newly filed matters reset after June 1
<b>Youngstown</b> <sup>10</sup>	Eviction hearings will not take place for at least the next three weeks, starting March 17		The Court will contact the parties with new dates

Outside of Ohio, cities and states across the US are also taking similar actions to prevent evictions and foreclosures.

<b>Chicago</b> <sup>11</sup>	30 day Eviction Moratorium		Chicago Aldermen working on "Recovery for All Package" to include moratoriums on evictions, utility shut-offs and housing court hearings
<b>Miami</b> <sup>12</sup>	Miami-Dade Police suspend all eviction activities until further notice		Miami Dade police will not serve complaints or enforce any eviction orders, following Mayor's Emergency Order
<b>Pittsburgh</b> <sup>13</sup>	Moratorium on evictions through at least April 14		"All Housing Court Motions shall be restricted to Emergency Motions

<sup>9</sup> <https://toledomunicipalcourt.org/clerk/; https://www.wtol.com/article/news/health/coronavirus/toledo-lucas-county-coronavirus-testing/512-caf0dd97-a84d-4ff1-9768-081c655e4f1b>

<sup>10</sup> [https://youngstownohio.gov/public\\_notice\\_details/Municipal%20Court%20-%20Emergency%20Operations%20Plan%20in%20Effect](https://youngstownohio.gov/public_notice_details/Municipal%20Court%20-%20Emergency%20Operations%20Plan%20in%20Effect)

<sup>11</sup> <https://chicago.curbed.com/2020/3/17/21183519/coronavirus-chicago-illinois-evictions-utility-housing>

<sup>12</sup> <https://www.miamiherald.com/news/local/community/miami-dade/article241127666.html>

<sup>13</sup> [https://www.allegheycourts.us/downloads/Administration/Covid\\_19Plan.pdf?V=1](https://www.allegheycourts.us/downloads/Administration/Covid_19Plan.pdf?V=1)

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			relating to matters involving public health concerns, including but not limited to evictions, addressing suspension of utilities, and or other habitability issues involving public health concerns”
<b>Atlanta</b> <sup>14</sup>	No non-essential hearings, including evictions, for 30 days, starting March 16, 2020. Additionally, the Atlanta Mayor issued an executive order calling on the Atlanta Housing Authority, to cease evictions for 60 days		
<b>Nashville</b> <sup>15</sup>	Sheriff’s deputies won’t serve eviction notices until further notice		
<b>Indianapolis</b> <sup>16</sup>	On March 20, Governor Eric J. Holcomb issued an executive order pausing evictions and foreclosures until the state of emergency is over.	On March 20, Governor Eric J. Holcomb issued an executive order pausing evictions and foreclosures until the state of emergency is over.	Tenants and homeowners will still be obligated to make up the payments.
<b>Detroit</b> <sup>17</sup>	All non in-custody matters scheduled through April 3 will be rescheduled.	No tax foreclosures in Wayne County for all of 2020	

<sup>14</sup> <https://www.fultoncountyga.gov/-/media/Departments/Courts/COURTS-COVID-19-UPDATES/FCMC-Judicial-Emergency-Evictions-032020.ashx>;  
<https://www.ajc.com/news/breaking-news/atlanta-mayor-issues-flurry-orders-help-with-coronavirus/Z2LLjYg8BDksARgFTgW4M/>

<sup>15</sup> <https://www.newschannel5.com/news/evictions-halted-in-davidson-county-amid-covid-19-pandemic>

<sup>16</sup> <https://www.indy.gov/agency/marion-superior-court>; <https://www.fool.com/millionacres/real-estate-market/articles/cities-and-states-that-have-paused-evictions-due-to-covid-19/>

<sup>17</sup> <https://www.waynecounty.com/elected/treasurer/detroit-caucus-members-support-wayne-county-treasurer-s.aspx>;  
<https://www.freep.com/story/opinion/columnists/nancy-kaffer/2020/03/16/wayne-county-tax-foreclosure-auction-canceled-treasurer/5059975002/>;  
<https://www.fool.com/millionacres/real-estate-market/articles/cities-and-states-that-have-paused-evictions-due-to-covid-19/>



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	Governor Whitmer issued an <a href="#">executive order</a> on March 20 temporarily halting evictions for nonpayment of rent through April 17.		
<b>Philadelphia</b> <sup>18</sup>	30 day	30 day	Also 30 day tax lien Moratorium
<b>Los Angeles County (per Exec. Order of the Governor)</b> <sup>19</sup>	Residential and Commercial until 5/31, unless otherwise directed	Through 5/31, unless otherwise directed	Eviction-foreclosure Moratorium must be related to nonpayment of rent tied to COVID-19-related causes
<b>Los Angeles (City)</b> <sup>20</sup>	Indefinite moratorium until local emergency is over; residential tenants will have 6 months to pay back rent, commercial tenants 3 months; City Council considering giving tenants up to 12 months		Mayor ordered that no landlord can evict a residential tenant if tenant can show inability to pay due to COVID-19, such as for workplace closure, child care expenditures due to school closures, health care expenses related to being ill or caring for a household member, or reasonable expenditures that stem from government-ordered emergency measures.
<b>San Francisco</b> <sup>21</sup>	30 Day - Residential and Commercial		Eviction Moratorium must be related to nonpayment of rent tied to COVID-19-related causes- Later

<sup>18</sup> <https://www.nbcnews.com/news/us-news/tenants-face-eviction-uncertainty-time-coronavirus-no-heart-no-understanding-n1163281>

<sup>19</sup> <https://www.foxla.com/news/los-angeles-county-issues-moratorium-on-all-evictions-during-coronavirus-outbreak>

<sup>20</sup> <https://www.lamayor.org/sites/g/files/wph446/f/article/files/Mayor%20Garcetti%20Emergency%20Order%20-%20March%2015%202020.pdf>  
<https://la.curbed.com/2020/3/12/21177048/los-angeles-coronavirus-eviction-ban>

<sup>21</sup> <https://www.sfchronicle.com/bayarea/article/Coronavirus-help-SF-to-halt-commercial-evictions-15138577.php>



# EVICTON & FORECLOSURE MORATORIUMS

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			legislation planned that would also ban commercial evictions for non-payment of rent
<b>New York (Statewide)<sup>22</sup></b>	Resid. and Commercial until further notice	90 Days -Eligible homeowners include those who lose their job due to the coronavirus.	

<sup>22</sup> <https://www.newsweek.com/here-are-all-cities-who-have-announced-moratoriums-evictions-during-coronavirus-pandemic-1492623>;  
<https://www.bankrate.com/mortgages/programs-to-freeze-foreclosures-evictions-from-coronavirus-disruptions/>