



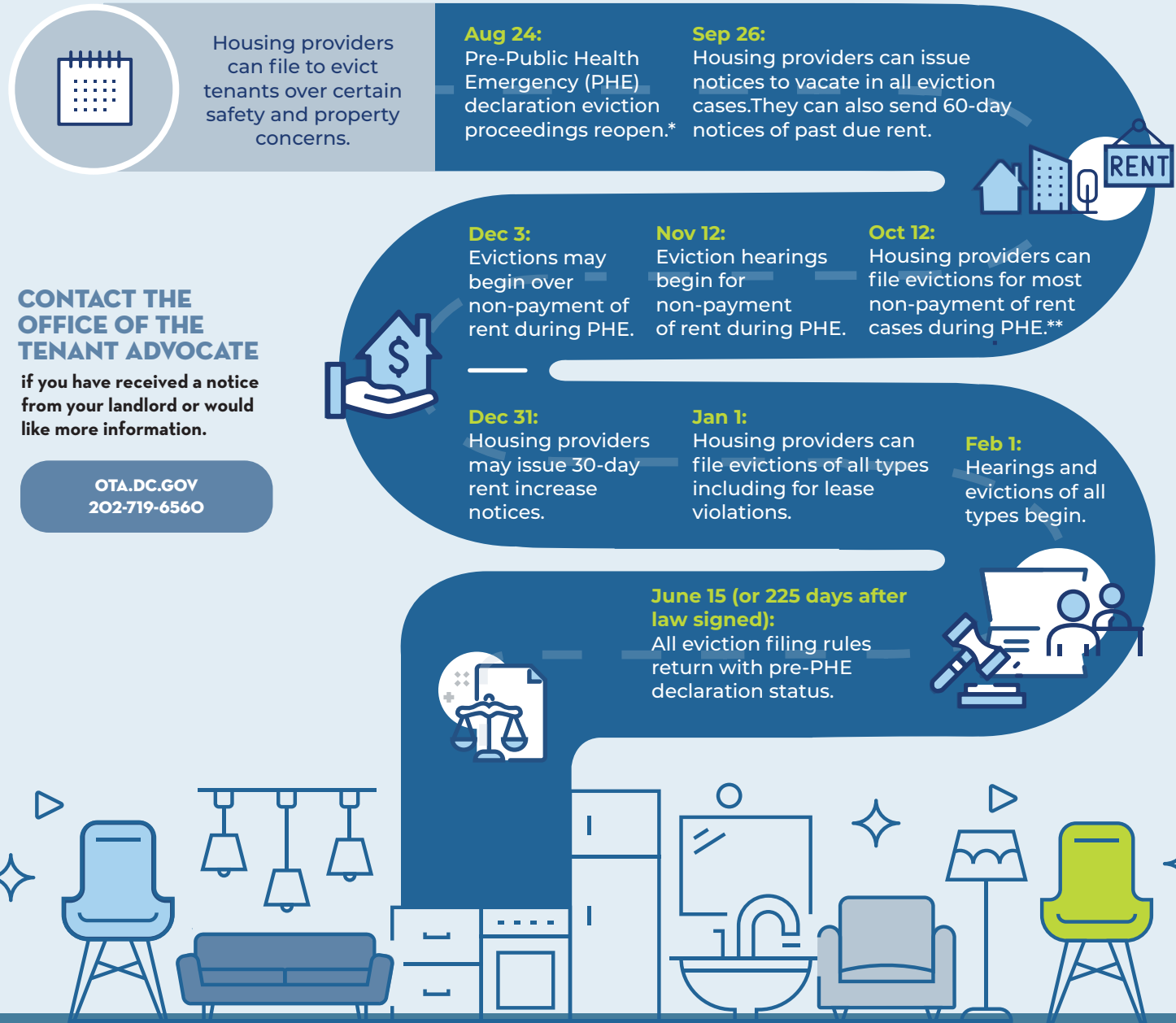
THE DISTRICT OF COLUMBIA'S TENANT PROTECTION GUIDE

A guide to help you better understand the new eviction legislation—
and formulate a plan for how to move forward.

DC'S PHASEOUT OF PUBLIC HEALTH EMERGENCY TENANT PROTECTIONS

EVICTON AND UTILITY SHUTOFF BAN

In certain circumstances, housing providers may start issuing eviction notices to tenants for unpaid rent, as well as intentional damage to rental property, phasing out some of the Public Health Emergency (PHE)-related eviction protections that have been in place in the city since March 2020. **Stay informed:** Do you know how the phaseout of tenant protections will affect you? Are you struggling to pay your rent or other housing expenses? **Contact the Office of the Tenant Advocate at 202-719-6560 or online at ota.dc.gov if you have received a notice from your landlord or would like more information.**



*Housing providers must have given tenants a 30-day notice to vacate and after the Court issues an eviction order, but no sooner than July 25, 2021, housing providers must reissue a 30-day notice to vacate or give tenants a 21-day notice of eviction in advance of the eviction date. For legal resources, please visit <https://bit.ly/39BagJ6>.
**Housing providers may not file an eviction action for non-payment of rent unless they have provided tenant with a 60-day notice of rent arrears and meet numerous other requirements.

Released: October 2021

KEY FINANCIAL ASSISTANCE PROGRAMS

The District has rental assistance programs and housing resources to help residents avoid eviction. The following is an overview of key rental assistance programs, services, and resources available in the District.

RENTAL ASSISTANCE PROGRAM

EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP)

ERAP supports District residents who earn less than 40 percent of the area median income. The program can specifically help with funding for rent arrears accumulated prior to and during the pandemic, security deposits, and first month's rent payments.

dhs.dc.gov/service/emergency-rental-assistance-program



HOMELESSNESS PREVENTION PROGRAM AND SERVICE

VIRGINIA WILLIAMS FAMILY RESOURCE CENTER (VWFRC)

Families may access emergency housing through VWFRC, the central intake office for all families in the District of Columbia seeking assistance with their housing needs. VWFRC is located at 920 Rhode Island Avenue, NE, Washington, DC, and is open Monday–Thursday, 8:30 am–4:00 pm, and Friday, 8:30 am–12:00 pm.

If you are a family with children under 18 and need emergency shelter, please call the Shelter Hotline at 202-399-7093. The Shelter Hotline is available 24 hours a day.

LEGAL RESOURCES

MEDIATION

Mediation helps parties settle disputes with the assistance of an impartial third party. In landlord and tenant disputes, mediation offers a way to settle without going through a trial. For more information, please visit

dccourts.gov/services/mediation-matters/landlord-and-tenant

LEGAL AID

For legal aid resources, please visit

dccourts.gov/sites/default/files/LegalServicesOrganizations_July2019.pdf



OTHER HELPFUL RESOURCES

Below are some additional resources to call on for assistance. From food assistance and counseling to education and case management, these organizations are here to serve, advise, and empower. They are divided by category so you can find exactly what you need—ASAP.

George Washington University Community Legal Clinics

2000 G Street, NW
Suite 200
Washington, DC 20052

202-994-7463

Greater Washington Urban League

2901 14th Street, NW
Washington, DC 20009

202-265-8200

gwul.org

Housing Counseling Services

2410 17th Street, NW
Suite 100
Washington, DC 20009

202-667-7006

LIHEAP

D.C. Department of Energy & the Environment

Wards 1, 2, 3, 4, 5:

1207 Taylor Street, NW
First Floor
Washington, DC 20011

Wards 6, 7, 8:

2100 Martin Luther King, Jr. Avenue, SE
Suite 404
Washington, DC 20020

doee.dc.gov/liheap

Miriam's Kitchen

2401 Virginia Ave, NW
Washington, DC 20037
info@miriamskitchen.org

202-452-8962

miriamskitchen.org/programs/housing-services

Office of Human Rights

One Judiciary Square
441 4th Street, NW
Suite 570 N
Washington, DC 20001

202-727-4559

ohr.dc.gov

Bread for the City (Northwest Site)

1525 7th Street, NW
Washington, DC 20001

202-265-2400

Bread for the City (Southeast Site)

1640 Good Hope Road, SE
Washington, DC 20020

202-561-8587

breadforthecity.org

DC Tenants' Advocacy Coalition (TENAC)

P.O. Box 7237
Washington, DC 20044
tenacdc@yahoo.com

202-628-3688

tenac.org

Department of Consumer & Regulatory Affairs

1100 4th Street, SW
Washington, DC 20024

202-442-4400

dcra.dc.gov

Department of Housing & Community Development

1800 Martin Luther King, Jr. Avenue, SE
Washington, DC 20020

202-442-7200

dhcd.dc.gov

Department of Human Services

64 New York Avenue, NE
6th Floor
Washington, DC 20002

202-671-4200

dhs.dc.gov

Equal Rights Center

11 Dupont Circle, NW
Suite 450
Washington, DC 20036

202-234-3062

equalrightscenter.org



TENANT RESOURCE



RENTAL ASSISTANCE



UTILITY ASSISTANCE



LEGAL



MEDIATION



FOOD ASSISTANCE



CASE MANAGEMENT



COUNSELING



RIGHTS AND EDUCATION

For more information on food programs, please visit dc.gov/page/food-assistance.