

## **Can you Commence a Summary Proceeding on June 20?**

### **Is Action for Nonpayment of Rent?**

**YES?**

Is there a Federally backed Mortgage on the Property?

**OR**

Does tenant have a Section 8 voucher or is this Section 8 Project Based Housing, Public Housing, HUD-Subsidized Housing, USDA Subsidized Housing, Tax Credit or LIWTC Housing?

**IF EITHER ANSWER IS YES**

**Eviction is stayed until August 20, 2020.**

### **If neither of those exceptions apply, but still an Action for Nonpayment?**

Has the tenant shared with you that they have been adversely affected financially due to COVID or that they are eligible or receiving unemployment?

**YES?**

**Eviction is stayed until August 20, 2020.**

**Do not serve any notices to quit or the late notice until the month of August.**

**NO?**

**Eviction is stayed until June 20, 2020.**

**Landlord may commence the Eviction in June and therefore notices, and late notices may be served on or after June 6, 2020.**

### **Is action for Criminal Behavior/Drug use/Other lease violations or for RPAPL 713 matters where no landlord tenant relationship exists?**

**YES?**

**Eviction is stayed until June 21, 2020 only and PHAs and owners can proceed with standard notifications and termination notices.**