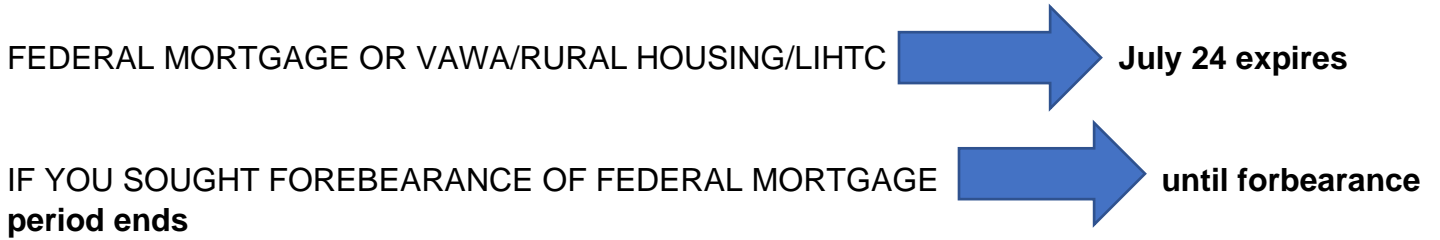


**EVICTION TIME FRAMES IN THE STATE OF NEW YORK  
(AS OF JULY 13, 2020)**

**NONPAYMENT MATTERS UNDER FEDERAL LAW**



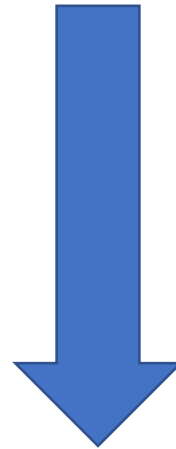
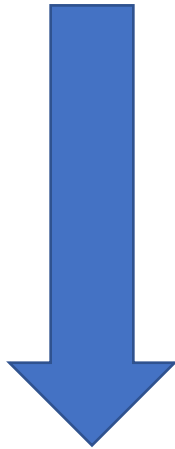
**BREACH OF LEASE UNDER FEDERAL LAW**

HUD APRIL 21 GUIDANCE MAKES CLEAR THESE CAN PROCEED AND CAN HAVE NOTICES TO TERMINATE SERVED.

**NEW YORK LAW IMPLICATIONS REGARDLESS OF REASON FOR**

**RESIDENTIAL EVICTIONS**

**COMMERCIAL EVICTIONS**



**Governed by Hoylman Bill**

**Governed by EO 202.48  
(cannot be heard before August 5)**



- Tenant or lawful occupant's income prior to COVID;
- Tenant or lawful occupant's income during COVID;
- Tenant or lawful occupant's liquid assets; and
- The tenant's or lawful occupant's eligibility for and receipt of cash assistance, supplemental nutrition assistance program, the supplemental security income, the New York State disability program, the home energy assistance program, or unemployment insurance or benefits under state or federal law,

Does not prohibit a court from awarding a judgment for the rent due and owing to the landlord.

Does not prohibit a warrant if a tenant is not able to prove they were affected or brought for some other reason,