

Post-Public Health Emergency (PHE) Evictions: A Statutory Timeline¹

DATE	EVENT	CITATION
<p>May 3, 2021 (Effective date of Act 24-67²)</p>	<p><u>Public safety: NTCV</u> – First day that a landlord may give a 30-day notice to cure or vacate (NTCV) pursuant to the public safety exception. Following that period, the landlord may file an eviction case, serve a summons, and schedule a hearing in the Landlord/Tenant Branch of the Superior Court.</p>	<p>D.C. Code § 42–3505.01(q-1)(1). D.C. Code §§ 16-1501(c)(1)(A); 16-1502.</p>
<p>June 3, 2021 (31st day after the effective date of Act 24-67)</p>	<p><u>Public safety: court filings</u> – First day that a landlord may file an eviction action pursuant to the public safety exception (where the landlord gave the tenant a 30-day notice to cure or vacate on the first permissible date, May 3, 2021).</p>	<p>D.C. Code §§ 16-1501(c)(1)(A).</p>
<p>July 25, 2021 (First day after the PHE)</p>	<p><u>Nonpayment of rent: notice to tenant</u> – First day that a landlord may give a Notice of Past Due Rent³ to a tenant pursuant to the nonpayment of rent exception provided certain requirements are met.</p> <p><u>Property damage: NTCV and court filing</u> – First day that a landlord may give a 30-day notice to cure or vacate (NTCV)</p>	<p>D.C. Code § 42–3505.01(q-1)(1). D.C. Code section 42-3505.01(b-1). D.C. Code § 42–3505.01(q-1)(1).</p>

¹ As of 11/4/21, Law 24-39, the “Public Emergency Extension and Eviction and Utility Moratorium Phasing Temporary Amendment Act of 2021,” is the applicable legislation under which the provisions herein are provided.

² Act 24-67, the “Eviction Moratorium Public Safety Exception Emergency Amendment Act of 2021” (effective from 5/3/21 to 8/1/21). Act 24-125 and Law 24-39 incorporated the public safety exception.

³ The Notice of Past Due Rent under Law 24-39 supersedes the requirements for a 30-day notice to vacate and a 30-day notice of the landlord’s intent to file a claim under Act 24-3, the “Fairness in Renting Emergency Amendment Act of 2021” (effective from 10/25/21 to 1/23/22).

	<p>pursuant to the property damage exception. Following that period, the landlord may file an eviction case, serve a summons, and schedule a hearing in the Landlord/Tenant Branch of the Superior Court.</p> <p><u>Execution of pre-PHE writs</u> – Evictions authorized prior to the PHE (March 11, 2020) may be scheduled anew with the U.S. Marshals Service, and the landlord may now give the tenant the required 30-day notice of the re-scheduled eviction date.⁴</p> <p><u>Tolled NITVs</u> – Tenant notices of intent to vacate (NITVs) that had not expired as of the start of the PHE (March 11, 2020) begin to run again, such that starting on this date a tenant will have as many days left to vacate the unit as the tenant did on March 11, 2020.</p>	<p>D.C. Code §§ 16-1501(c)(1)(B); 16-1502.</p> <p>Chief Judge’s Order dated March 18, 2020, as amended July 14, 2021, at p. 2. D.C. Code § 42-3505.01a(b)(1A).</p> <p>D.C. Code § 42–3505.53(b); § 42–3505.54(c).</p>
<p>August 24, 2021 (31st day after the PHE)</p>	<p><u>Property damage: court filings</u> – First day that a landlord may file an eviction action pursuant to the property damage exception (where the landlord gave the tenant a 30-day notice to cure or vacate on the first permissible date, July 25, 2021).</p> <p><u>Execution of pre-PHE writs</u> – First day that an eviction authorized prior to the PHE may be executed (provided that no earlier than July 25, 2021, the landlord re-scheduled the eviction with the U.S. Marshals Service and gave the tenant a 30-day notice of the re-scheduled eviction).</p> <p><u>RHA & RHCA tolled rights</u> – Tolling of tenant deadlines under the Rental Housing Act of 1985 (RHA) and the</p>	<p>D.C. Code §§ 16-1501(c)(1)(B).</p> <p>D.C. Code § 42-3505.01a(b)(1A).</p> <p>D.C. Code § 42–3509.11; § 42-3405.10b.</p>

⁴ Law 24-39 requires a 30-day notice of an eviction date *only* for writs issued prior to the PHE. The 21-day notice requirement applies to all other evictions.

	Rental Housing Conversion and Sale Act of 1980 (RHCA) ends. From this date, tenants will have as many days left to meet such deadlines as they did on March 11, 2020.	
September 26, 2021 (Date fixed by law)	<u>NTVs generally</u> – First day that a landlord may give a tenant a notice to vacate (NTV) for any reason not already covered by an exception. (See January 1, 2022 below.)	D.C. Code § 42–3505.01(q)(1).
October 12, 2021 (Date fixed by law)	<u>Nonpayment of rent: court filings</u> – First day that a landlord may file an eviction action for nonpayment of rent if it meets certain requirements. The landlord may also serve a summons and schedule a hearing in the Landlord/Tenant Branch of the Superior Court.	D.C. Code §§ 16-1501(c)(1)(C); 16-1502.
January 1, 2022 (Date fixed by law)	<u>Court filings generally</u> – First day that a landlord may file an eviction action for any reason not already covered by an exception.	D.C. Code § 16-1501(c)(1).