

Post-Public Health Emergency (PHE) Tenant Protections Timeline¹

<p style="text-align: center;">May 3, 2021</p>	<p>A landlord may give a 30-day notice to cure or vacate pursuant to the public safety exception. Following that period, the landlord may file the eviction, serve a summons, and schedule the eviction subject to proper notice to the tenant and the length/outcome of the court process.</p>
<p style="text-align: center;">July 25, 2021 (First day after the PHE)</p>	<p>A landlord may give a notice of past due rent to a tenant pursuant to the nonpayment of rent exception (must meet the requirements of D.C. Code 42-3505.01(b-1))².</p> <p>A landlord may give a 30-day notice to cure or vacate pursuant to the property damage exception. Following that period, the landlord may file the eviction, serve a summons, and schedule the eviction subject to proper notice to the tenant and the length/outcome of the court process.</p> <p>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.</p> <p>Tenant notices of intent to vacate 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>

¹ This document is for informational purposes only and does not constitute legal advice. If you have a relevant dispute with your landlord, you should contact OTA's intake line at (202) 719-6560 or otherwise seek the advice of an attorney.

² New provision created by Act 24-125, the "Public Emergency Extension and Eviction and Utility Moratorium Phasing Emergency Amendment Act of 2021" (effective 7/24/21; expires 10/22/21; 225-day extension pending Mayoral and Congressional review), p. 17.

<p style="text-align: center;">August 24, 2021 (31st day after the PHE)</p>	<p>Tolling of tenant deadlines under the Rental Housing Act of 1985 and the Rental Housing Conversion and Sale Act of 1980 ends. From this date, tenants will have as many days left to meet such deadlines as they did on March 11, 2020.</p> <p>First day a landlord may file an eviction action pursuant to either the public safety or 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>First day a landlord may carry out an eviction authorized prior to the PHE (where 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 on the first permissible date, July 25, 2021).</p>
<p style="text-align: center;">September 26, 2021</p>	<p>A landlord may give a tenant a notice to vacate for any lawful reason.</p>
<p style="text-align: center;">October 12, 2021</p>	<p>A landlord may file an eviction action for nonpayment of rent if it meets the requirements of D.C. Code 16-1501(c)(1)(C)³. The landlord may also serve a summons and schedule the eviction subject to proper notice to the tenant and the length/outcome of the court process.</p>
<p style="text-align: center;">December 31, 2021</p>	<p>A landlord may give a tenant a 30-day notice of rent increase (or longer if provided in the lease).</p> <p>A landlord may implement a vacancy increase.</p>
<p style="text-align: center;">January 1, 2022</p>	<p>A landlord may file an eviction action for any lawful reason.</p>
<p style="text-align: center;">July 24, 2022 (PHE + 1 year)</p>	<p>Final day of the period during which landlords must offer a payment plan to an eligible tenant.</p>

³ New provision created by Act 24-125, the “Public Emergency Extension and Eviction and Utility Moratorium Phasing Emergency Amendment Act of 2021” (effective 7/24/21; expires 10/22/21; 225-day extension pending Mayoral and Congressional review), p. 14.