

Being evicted?

HOW TO PREPARE & WHAT YOU NEED TO KNOW

Apply for rental assistance

Funding is available to help renters. Check resources that may be able to help you prevent eviction and/or utility shutoffs. This information is also at lasp.org/news or bit.ly/rent-utility-help.

- **Pennsylvania Emergency Rent [and Utility] Assistance Program (ERAP):** <http://bit.ly/38YznWs>.
- **Bucks Emergency Rental Assistance (BERA) Program:** www.buckscounty.org/renthelp or call 1-888-50-BUCKS.
- **Chester County:** Call 211 and select prompt 2, or visit <https://www.pa211.org>.
- **Delaware County Emergency Rental Assistance (ERA):** delco-era.com. Call 484-729-4200, or e-mail info@delco-era.com.
- **Montgomery County Emergency Rent and Utility Coalition (ERUC):** Dial 211, visit <https://www.pa211.org>, or contact 1 of 6 **participating nonprofits**. See bit.ly/rent-utility-help.
- **Norristown Emergency Rental, Mortgage, and Utility Assistance - Home Improvement Program (ERMUA)** <https://hip.cgph.net/norristown-cares>. Call 484-808-2112, email NorristownCARES@gmail.com, or fill out an application online.

Prepare for your hearing

- If you make a settlement or repayment agreement, **get it in writing**.
- **Print your evidence before court:**
 - rent receipts,
 - pictures of repair issues, and/or
 - promises from your landlord.
- You can file a **Cross-Complaint for free** anytime **before** the hearing. You have this right under Pa.R.C.P.M.D.J. Rule 508.

What is a 'Pay and Stay' judgment?

- **If the eviction is for non-payment of rent only**, you can **pay what is owed, plus court costs**, before the eviction and stay.
- To learn if you have a "Pay and Stay" judgment: Look at the eviction notice under "Disposition Details." A **"Pay and Stay" judgment will say:**
 - "Possession is granted and at any time before actual delivery of the real property is made in execution of the Order for Possession, the defendant may, in a case for the recovery of possession solely because of failure to pay rent, satisfy the Order for Possession by paying to the executing officer the rent actually in arrears and the cost of the proceedings."

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Your right to appeal

- You can **ask the court to waive the appeal filing fees** by completing an “In Forma Pauperis” petition at the court. (This is a declaration that you do not have enough money to pay for filing fees.)
- You must **file your appeal within 10 days of the "disposition date"** to stay in the property during the appeal. (The "disposition date" is usually the same date as your eviction hearing.)
- You must **pay your rent into the court escrow** to stay during the appeal.
- **If you don't appeal**, the earliest you can be evicted is **21 days from your eviction hearing date**.

Your belongings

- **Take important papers and medicine with you.** After eviction, you may not be able to get back in.
- **Notify your landlord, in writing, within 10 days**, to say that you are not abandoning your property.
 - The landlord may move your belongings to storage and charge you.
 - You then have only 30 days from the eviction date to get your belongings out.

Contact us

Legal Aid of Southeastern PA (LASP) provides **free civil legal aid** in **Bucks, Chester, Delaware** and **Montgomery counties**.

- **Call the free Helpline: 877-429-5994** Monday-Friday, 9 a.m.-1 p.m.
- **Apply online:** lasp.org/apply (24/7).

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