

# Emergency Rental Assistance

## **If I have rental assistance on the way, can my landlord still evict me?**

If a landlord applied for rental assistance with the Illinois Housing Development Authority (IHDA), the landlord agreed not to file a case while the rental assistance application is pending. The State Homeless Prevention Funds application does not prevent your landlord from filing a case, but if you receive enough rental assistance before the conclusion of an eviction case you can use those funds to "cure" your rental debt and have the case dismissed. Your landlord might violate the IHDA requirement and file a case anyway. If you have a pending rental assistance application, tell the ERP attorney immediately—they may be able to check the status of the application or get the case dismissed.

## **If I have a tenant-only application, do I need to pay the money to my landlord even if he is trying to evict me or the unit needs repairs?**

In the rental assistance application, you applied for funds to pay your back rent. You could get in trouble with the state or federal government if you do not pay the back rent to the landlord. You may also have applied for three months future rent. You may have some flexibility to pay this rent to a new landlord.

We know this can seem unfair if the landlord has (intentionally or not) caused problems to develop at the property or failed to make repairs. An attorney may be able to help you negotiate a fair settlement with your landlord.

## **What do I do if I haven't been able to pay rent in a while? What if I still can't get back to work?**

Do not just move out. If you received a notice of termination or a "summons" to appear in an eviction case, you should GO TO COURT. At your first court date, you can schedule a meeting with a legal aid attorney in the Early Resolution Program. They can help you assess your options, including Rental Assistance.

## **Where can I access rental assistance?**

There are some ongoing rental assistance programs, which will continue regardless of the pandemic, like the State Homeless Prevention funds. These funds may be more restrictive than COVID-related rental assistance. Those interested in applying may call 311 for a referral. If you have an eviction case number, you can access help applying for rental assistance at your first court date in the Early Resolution Program.

## **What happens if an eviction order was entered but it was never executed?**

First, confirm if an "Order of Possession" or Eviction Order" was entered in your case. You can do so by:

- Phone: (312) 603-3961
- In-person: 6th Floor of the Daley Center at 50 W. Washington St., Chicago, IL 60602
- Online:  
<http://www.cookcountyclerkofcourt.org/COurtCaseSearch/DocketSearch.aspx>

If an Eviction Order was entered against you, and you since got rental assistance, file a motion with the court immediately. If rental assistance covered all back rent or you applied with IHDA, it is likely the Eviction Order can no longer be executed. For help with filing, call the Justice Corps Hotline at 872-529-1093 or visit the 6th Floor of the Daley Center (address above). To get connected with an attorney, call the CCLAHD Hotline at 855-956-5763.

If an Eviction Order was entered against you and you did NOT get rental assistance, it is possible the Sheriff's office will execute the order within 2-3 weeks of the landlord contacting their office. Ask your landlord and/or their attorney if they plan to execute the pending Eviction Order or otherwise restart your tenancy. If they want to restart your tenancy, request a new rental agreement, start paying rent again, and request that they vacate and/or seal the old eviction.

**Have more questions about  
Public Housing? Chat with us at  
[www.rentervention.com](http://www.rentervention.com) or text  
"Hi" to 866-773-6837**