

# Being evicted?

## HOW TO PREPARE & WHAT YOU NEED TO KNOW

### Apply for rental assistance

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**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](http://lasp.org/news) or [bit.ly/rent-utility-help](http://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](http://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](http://delco-era.com). Call 484-729-4200, or e-mail [info@delco-era.com](mailto: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](http://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](mailto:NorristownCARES@gmail.com), or fill out an application online.

### Prepare for your hearing

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- 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?

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- **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: "Grant Possession – No. Grant possession if money judgment is not satisfied by the time of eviction – Yes." (Note: This line tells you whether or not it is a judgment **only** for non-payment of rent.)

(Continued on page 2) | 877-429-5994 | [www.lasp.org](http://www.lasp.org)

## Your right to appeal

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- 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

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- **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

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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](http://lasp.org/apply) (24/7).

*(Updated Aug. 27, 2021)*