



## **Tenant Union Representative Network**

Attention Philadelphia renters:

There are

**NO legal evictions**

during the COVID-19 shutdown!

**It is never legal to evict a tenant without a court order. Philadelphia courts are closed through April 3, 2020, and no legal evictions will proceed until they reopen.**

If your landlord changes your locks, bars your door, cuts off your utilities, removes your possessions, or otherwise forces you out of your home, take the following steps:

1. Call 911 and report an illegal self-help eviction to the police. This is a crime under Philadelphia Code 9-1600 (Prohibition Against Self-Help Eviction Practices).
  - If your landlord is still on site and the illegal eviction is still in progress, an officer may be dispatched to assist you. The officer should follow Philadelphia Police Directive 3.17.
  - If your landlord is not still on site, ask to make a police report. Be sure you write down the DC number so you can request a copy later.
  - You can ask the police for other assistance, like calling your landlord.
  - You may have to ask to speak with a supervisor if the person you speak with first doesn't help.
2. File an emergency petition with the Court of Common Pleas.
  - The courts are open for emergency filings only.
    - 9am-5pm Monday-Friday: Go to the Criminal Justice Center, 1300 Filbert St, Basement Level, to file.
    - All other times: Go to City Hall Room 296 to file with the emergency judge.
  - Bring any documents that you have access to that show that you live at your address – your lease, ID, utility bills or other mail, rent receipts, etc.
  - You will need to know your landlord or property manager's name and address in order to file the petition.
3. Call 267-443-2500 for the Tenant Hotline or refer to [www.phillytenant.org](http://www.phillytenant.org) for more information.
  - There may be a handful of exceptions to the above in rare situations. Please call the Tenant Hotline if you need individualized information.

*Updated 3/20/2020 by TURN. Things are changing quickly, so please verify all information presented here before relying on it. This document is for information purposes only and does not constitute legal advice.*