



Landman Beatty Lawyers wants to keep our clients and the general public informed as to how the Coronavirus, the disease it causes (COVID-19) and the most current government responses to them, may affect our clients, the general public and certain aspects of the Landlord – Tenant relationship in Indiana.

UPDATED GUIDANCE REGARDING THE CENTERS FOR DISEASE CONTROL (CDC) ORDER

WHAT IS THE CDC ORDER UPDATE AND WHAT IS THE EFFECT?

On June 24, 2021 the Centers for Disease Control and Prevention (CDC) of the Department of Health and Human Services issued an update to its September 4, 2020 Order. The key points are as follows:

1. The CDC Moratorium will now expire on **JULY 31, 2021**.
2. No further extensions are anticipated after July 31, 2021.
3. A landlord is **not prohibited** from **filing** an eviction action, even if the landlord receives a CDC Declaration.
4. A landlord is **only prohibited** from **enforcing** a writ of possession until after December 31, 2020 (or the date of the expiration of the CDC Order)
5. The CDC Order does not prohibit the filing or the enforcing of evictions for reasons other than nonpayment of rent (lease violations, non-renewals, etc.)
6. If the landlord has agreed to accept rental assistance, there may be restrictions on the timing of notices that are required and when an eviction can be filed and the expiration of the CDC order does not change the fact that the assistance has been accepted, even if it has not been paid. Please consult the landlord agreement for restrictions on filings or requirement of notice that must be given before filing.

In order for the Courts to be prepared for a possible larger than normal volume of evictions, Landman Beatty asks that if you have a pent up demand for eviction services, please advise Landman Beatty so that we can advise the courts accordingly. Please send the estimated number of evictions that may need to be filed along with the property name to info@landmanbeatty.com.

Additional information regarding the CDC's order and its potential impact on Landlords is outlined in the attachment to this email.

For additional information and updates please visit our website at www.landmanbeatty.com

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