



Maryland's Moratorium on Residential Evictions Set to Expire August 15, 2021

Consumer Alert: The Governor of Maryland's Executive Order prohibiting residential evictions for non-payment of rent will expire on August 15, 2021. At that time, Maryland courts will be able to order evictions in cases filed since the temporary prohibition was ordered in March 2020, even if the residential tenant has suffered a significant loss of income due to the COVID pandemic.

Eviction is a legal procedure. A landlord cannot just tell tenants they must move, change the locks, cut off the utilities, or put belongings out on the street. A landlord can file a failure to pay rent action in court as soon as the rent due date has passed, and the tenant has not paid all of the rent. Currently, the landlord does not have to give advance notice of unpaid rent to the tenant before filing a failure to pay rent eviction. For more information about residential evictions in Maryland, including the CDC eviction moratorium that expires July 31, 2021, visit <https://bit.ly/3foQbJU>.

Tenants who are currently behind on their rent may qualify for rental assistance. Howard County residents impacted by COVID-19 pandemic may be eligible for assistance to pay up to 15 months of past due rent, utility bills and mortgage payments to prevent eviction or foreclosure. Household income limits for rental and mortgage assistance programs vary. For more information and a list of resources for Howard County tenants in need of assistance, view the [Howard County COVID-19 Relief Rental and Utility Assistance](#) fact sheet.

Tenants may also be able to obtain legal help once a failure to pay rent action is filed. Contact the Maryland Legal Aid – Howard County Office at 410-972-2700 to inquire about free and low-cost legal help or visit www.mdlab.org to apply for services.

For help with other landlord-tenant issues, please refer to the [Howard County Landlord-Tenant Guide](#) or contact the Howard County Office of Consumer Protection at consumer@howardcountymd.gov or 410-313-6420 (voice/relay).