



# Can I be evicted during the COVID crisis in Indiana?

## Short answer: It depends on the reason for eviction

There's not a simple yes/no answer to whether or not you can be evicted during the pandemic. It depends on **the reason why your landlord filed for your eviction**. State and federal protections have been established to help keep you from losing your home, including property owners.

This questionnaire can help you better understand your current situation, but it's always a good idea to get advice from a lawyer if a court case has been filed against you. Generally, it's best to openly communicate with your landlord and try to come to an arrangement before legal action is taken.



## Did your landlord file for eviction **solely** for past due rent and fees?

### Yes

You can't be immediately evicted. The federal CARES Act has protected you against eviction through July 25, 2020. If this date has passed however, **you may be evicted if your landlord has given you 30-days written notice** of eviction.

### No

You **may be evicted** if the filing shows any reason other than nonpayment of rent or fees.

*See IC 32-31-6 et. Seq.*



## If your landlord filed for eviction because you **didn't pay rent or fees...**

### Do you live in subsidized housing?

### Yes

Evictions and late fees were banned until July 25 by the CARES Act for those who live in "Section 8" or "Rural Development" voucher, or live in these types of housing:

- Section 8 project-based
- Public
- HUD-subsidized senior
- Other HUD-subsidized
- USDA-subsidized
- Tax credit or "LIHTC"

After that, **you may be evicted if your landlord has given you 30-days written notice** of eviction.

### No

**You may be evicted** if you don't live in subsidized housing.

Continue to the next section.



## Does your landlord have a federal mortgage\*?

### Yes

1. Evictions and late fees were banned until July 25 by the CARES Act for landlord's with a HUD (including FHA), USDA, VA, Fannie Mae, or Freddie Mac mortgage.

After that, **you may be evicted if your landlord has given you 30-days written notice** of eviction.

2. Evictions were banned through December 31 by HUD for FHA-insured, single-family mortgages.

### No

**You may be evicted** if your landlord does not have a federally-backed mortgage.



## Request a facilitation at [courts.in.gov/facilitate](https://courts.in.gov/facilitate)

Free program for both landlords and tenants to fairly discuss their situation with a facilitator and aid them in finding viable resolutions.

\*To find out what kind of mortgage your landlord has, try looking in public records. Whether their loan is covered by federal programs may not be recorded. Your landlord may be able to tell you. If not, [see Appendix C for resources in determining if your property is covered](#) by the CARES Act or HUD. Another option may be to call 1-800-2FANNIE or 1-800-FREDDIE. Talk to a lawyer if you have questions and check [courts.in.gov](https://courts.in.gov) for updated information.