

## Information for Tenants

**NOTE: The information provided is for informational purposes only, and not to be relied upon by you for your unique circumstances. You should always consult with an attorney regarding the laws and your rights. As the COVID-19 public health situation changes and evolves, new laws and regulations are being continually issued. This information may not include the most up to date information.**

### Information for Tenants

#### Have evictions been stopped in Nebraska?

There have been **no changes** to state eviction laws. If your landlord has filed a case in court to evict you (called a “Petition for Restitution”), you can apply for Legal Aid. Call Legal Aid at 1-844-268-5627 to apply for assistance as soon as you receive any court papers. When calling, please leave a message with your name, telephone number where you can be reached, and state you are being evicted.

#### What if I need to go to court for a hearing?

Certain courthouses have limited public access. Before attending any court hearing, you should call the county court clerk’s office for the county where your hearing is being held. Here is a [link](#) to the contact information for every county court clerk’s office.

#### What if I am showing signs of illness, have to self-quarantine, have been diagnosed with COVID-19, or have travelled to a state or country at greater risk of exposure to COVID-19?

If you have to appear in court for your eviction, and you have any symptoms of illness, have been asked to self-quarantine by a health care provider or public official, have COVID-19 or have had contact with someone diagnosed with COVID-19, or travelled to a high risk country as indicated by the CDC, you need to call the court before attending your hearing. Here is the [link](#) to the Order of the Chief Justice of the Nebraska Supreme Court indicating when you need to call before attending your court hearing. Here is a [link](#) to every county court clerk’s office in Nebraska, where you can find the telephone number to call before you attend any court hearing. Call the county court clerk’s office in the county where your hearing is being held.

#### Can I file a motion to continue my court hearing due to the COVID-19 pandemic?

If you are concerned about you or a member of your household being exposed to COVID-19, or, if you or a member of your household has been affected by COVID-19 or have symptoms of illness, you can request the court continue your hearing. Call Legal Aid at 1-844-268-5627 to apply for assistance as soon as you receive any court papers. When calling, please leave a message with your name, telephone number where you can be reached, and state you are being

evicted. See other documents for a sample motion to continue, sample proposed order to continue and instructions on how to file the motion.

What if I am having trouble paying rent?

If you are having trouble paying your rent, there may be resources available in your community to help. Call 211 to obtain information on possible community resources to help.

<https://www.unitedwaymidlands.org/2-1-1/>

If you have lost your job, have had to take time off from work because you are sick or need to care for a family member, have had to take an unpaid leave of absence, you can apply for Unemployment Benefits. See Unemployment information.

### **If you live in public housing**

**The only Nebraska Public Housing Authority that has officially notified the public that they have temporarily stopped evictions for nonpayment of rent is the Omaha Housing Authority.** [Omaha World Herald News Story OHA Temporarily Stops Evictions](#)

- Tenants living in public housing should contact their Public Housing Authority if they are having trouble paying rent during this time. Tenants should report any change in income to their Public Housing Authority, as the amount of rent you owe may be re-determined based upon a loss of income.

### **Omaha Housing Authority (OHA) Information:**

If you live in public housing owned by OHA:

- Contact OHA if you have a change in income as soon as possible, the amount of rent you owe may be re-determined based upon a loss of income.
  - OHA is closed to most in-person contact. OHA's telephone number is (402) 444-6900. OHA's contact information page is <https://www.ohauthority.org/contact-us>
- Rent is still due, even if you cannot pay it, during this time.
- OHA may still file court evictions for criminal activity or other serious lease violations.
- At some point in the future, likely after the COVID-19 emergency, OHA will begin the process to terminate leases and file court evictions.

**The determination by OHA to temporarily stop evictions does not apply to Section 8 vouchers through the OHA.**

### **Tenants Living in Properties with FHA-Insured Mortgages**

On March 18, 2020, HUD put in place a 60 day moratorium on all foreclosures and evictions on Federal Housing Administration (FHA) single family insured mortgages. **The moratorium only applies to single family properties with mortgages insured by the Federal Housing Administration (FHA)**, a part of HUD that insures home loans made by FHA-approved lenders.

The moratorium not only prevents new foreclosure and eviction actions but also suspends all foreclosure and eviction actions currently in process.

See [HUD Mortgagee Letter 2020-04 dated March 18, 2020](#) and [HUD Press Release](#)