
When Landlords are Made Whole, Tenants Should Stay Housed

Support HB2014 (Delegate Price)

The Problem:

Most tenants believe that as long as they pay their landlord all the money they owe, the landlord can't evict them. In fact, it's far more complicated. Sometimes tenants can pay everything they owe the landlord, including court costs and attorney's fees, before the court date and still get evicted, but at other times payment of everything up to two days before the sheriff's eviction requires cancellation of the eviction. This is because tenants can use their right to redeem (pay all they owe after getting sued to prevent an eviction) only once every twelve months.

HB2014's Solution:

HB2014 makes Virginia law fair by guaranteeing that a tenant who pays everything they owe at least two days before the scheduled eviction can't get evicted for nonpayment of rent, even if they have "redeemed" through such a payment in the previous 12 months.

By lifting the limitation on the number of times a tenant can "redeem" each year, tenants will more likely pay what they owe and stay safely housed.

- HB2014 eliminates the limit on how often a tenant can "redeem." As long as the tenant pays everything they owe to the landlord (including court costs and attorney's fees, if applicable) two days before the sheriff's eviction is scheduled, the eviction must be cancelled.
- HB2014 requires all termination notices to clearly state that a partial payment of rent will not prevent an eviction, but full payment of all amounts owed at least two days before the eviction will cause the eviction to be cancelled.

Additional Benefits:

HB2014 also clarifies that when a tenant makes full payment to the landlord of everything they owe, the court must dismiss the pending eviction lawsuit or vacate the judgment based on nonpayment of rent.

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