



New Jersey Judiciary
Superior Court of New Jersey
Law Division, Special Civil Part

Landlord Tenant Information Sheet

This page contains information and resources for cases where a landlord is trying to evict a tenant. Please take the time to read this information and refer to the Judiciary website at www.njcourts.gov for further information on landlord tenant rules and procedures.

Rental Assistance Resources and Information for Court Events

- **Resource Navigators:**

Resource Navigators from the Department of Community Affairs (DCA) might be available at required case management conferences and trials to provide information to parties regarding sources of rental, utility, and other assistance.

- **Rental Assistance:**

Rental assistance might be available through the DCA, state or local programs. Helpful links to some of these programs are available from the DCA at <https://njdca.onlinepha.com> and the Consumer Financial Protection Bureau at: <https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/find-help-with-rent-and-utilities/>.

- **NJ Eviction and Homelessness Prevention Certification:**

This self-certification process might protect you from eviction if the complaint alleges rent due from March 1, 2020, through August 31, 2021. You can ask the Resource Navigator if this self-certification process is applicable to your case. You can also read more about the process and file an application at <https://covid19.nj.gov/forms/renterform>

- **Pending Rental Assistance Applications:**

If you have an application for rental assistance pending, you can ask the court to reschedule this case with the goal of resolving your case using rental assistance funds. Be prepared to provide proof of the pending application to the court at the time you make your request to reschedule.

Contact Information and Helpful Links to Other Resources

- **Legal Assistance:**

The court system can be confusing. It is a good idea to get a lawyer if you can. If you cannot afford an attorney, you can contact the Legal Services office in the county where you live: <https://www.lsnj.org/LegalServicesOffices.aspx>. You can also call the Legal Services of New Jersey (LSNJ) Statewide Hotline at 1-888-LSNJ-LAW (1-888-576-5529) or apply online at <https://lsnjlawhotline.org>. If you are not eligible for free legal assistance, you can obtain a lawyer referral from a lawyer referral program in your county at <https://tcms.njsba.com/PersonifyEbusiness/Default.aspx?TabID=2011>.

You can find more information in the LSNJ's Tenants' Rights Manual found at <https://proxy.lsnj.org/rcenter/GetPublicDocument/Sites/LAW/Documents/Publications/Manuals/TenantsRights.pdf>.

Legal help might also be available from other statewide organizations. Some examples are Volunteer Lawyers for Justice and Community Health Law Project. Contact the court ombudsman in your county for more information regarding these organizations and other resources that may be available in your county. For a list of ombudsmen, go to njcourts.gov and search for "Ombudsman Directory".

- **DCAid**

DCA has a variety of assistance programs that might be able to help you with heating costs, prevention of eviction, reduction of utility bills and removal of lead hazards from your home. The screening process for these programs is available at: <https://njdca-housing.dynamics365portals.us/en-US/> or call 1-800-510-3102.

- **New Jersey Housing and Mortgage Finance Agency**

To get free financial counseling related to eviction or possible foreclosure go to <https://www.nj.gov/dca/hmfa> or call 609-278-7400.

- **County and Municipal Welfare Agencies**

County and municipal welfare agencies have programs to help with food and medical expenses. You can find more information about these programs and where to apply at: <https://www.njhelps.org/>.

U.S. Department of Housing and Urban Development (HUD)

HUD has a variety of New Jersey specific assistance resources for both landlords and tenants, including locating a subsidized apartment, applying for public housing, and other affordable housing programs available at https://www.hud.gov/states/new_jersey/renting or call 202-708-1112.