

AN ORDINANCE

Amending Chapter 9-800 of The Philadelphia Code, entitled “Landlord and Tenant,” to address matters related to the landlord and tenant relationship during the novel coronavirus of 2019 pandemic, including but not limited to periods of applicability of various provisions, such as the applicable period of the eviction diversion program, and time frames applicable to qualification for certain provisions, all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Chapter 9-800 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 9-800. LANDLORD AND TENANT

\* \* \*

§ 9-809. COVID-19 Emergency Housing Protections.

\* \* \*

(1) Definitions. The following definitions apply to this Section 9-809 only:

\* \* \*

(b) COVID-19 emergency period. The period beginning on the date the ordinance adding Section 9-809 to the Code becomes law and ending August 31, 2020.

*(b.1) COVID-19 inclusive emergency period. The period beginning March 1, 2020 and ending December 31, 2020.*

(c) COVID-19 financial hardship. A tenant's or tenant's household member's loss of income due to any one or more of the following during the [COVID-19 emergency period or the retroactive emergency period] *COVID-19 inclusive emergency period*:

\* \* \*

(5) Eviction Diversion Program

\* \* \*

(b) [Provided that this subsection (5)(b) expires on December 31, 2020, if] *If* the residential eviction diversion program authorized by this subsection, “Eviction Diversion Program,” is implemented, from the date of such implementation no landlord shall take steps in

furtherance of recovering possession of a residential property occupied by a tenant who has suffered a COVID-19 financial hardship other than providing a notice required under this Section 9-809 without first participating in a conciliation conference, including any requirements set forth in an applicable regulation, unless one of the following requirements are met:

(.1) Eviction is necessary to cease or prevent an imminent threat of harm by the person being evicted, including physical harm or harassment; or

(.2) The landlord has provided the affected tenants notice of such tenants' rights under this Section 9-809, and how to exercise such rights; and has contacted the eviction diversion program to schedule a conciliation conference but the program is unable to offer a date for a conciliation conference within thirty (30) days of the landlord's initial request to schedule; provided that such landlord shall thereafter participate in a conciliation conference when it becomes available, if prior to an eviction judgment being issued.

(.3) *This subsection (5)(b) expires on June 30, 2021.*

\* \* \*

SECTION 2. This Ordinance shall be effective immediately.

Introduced By:  
Helen Gym

Sponsored By:  
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