

NOTICE TO THE BAR

LANDLORD TENANT – TEMPORARY MODIFICATIONS FOR CASES AFFECTED BY THE COVID-19 PANDEMIC; RELAXATION OF COURT RULES IN FURTHERANCE OF NEW LEGISLATION

New legislation (L. 2021, c. 188) established additional protections and remedies for certain tenants and landlords affected by the COVID-19 pandemic, effective August 4, 2021. The Supreme Court has relaxed and supplemented the Rules of Court in furtherance of the provisions of the new legislation. The Court's August 9, 2021 Order is attached.

The new legislation instituted temporary measures designed to "help struggling tenants avoid displacement and compensate landlords for providing this necessary shelter to many tenants without compensation during the pandemic." For tenants, courts are required to dismiss certain cases if a tenant files a [certification](#), promulgated by the Department of Community Affairs, with the court. For landlords, courts are required to process complaints to pursue collection of unpaid rent that accrued during the covered period in the Special Civil Part regardless of the amount in controversy.

The remedies established by L. 2021, c. 188 are in addition to the Judiciary's other protocols designed to support landlords and tenants in resolving cases without trial whenever possible. See the August 5, 2021 notice for further information on the Judiciary's adjournment protocols for cases in which a rental assistance application is pending.

Questions about this notice and the Court's August 9, 2021 Order may be directed to Taironda E. Phoenix, Assistant Director for Civil Practice at (609) 815-2900 ext. 54900 or taironda.phoenix@njcourts.gov.



Glenn A. Grant, J.A.D.
Acting Administrative Director of the Courts

Dated: August 9, 2021