

**ADMINISTRATIVE ORDER 2020-07**

**RE: AMENDMENT TO DISTRICT COURT EVICTION PROTOCOL  
EFFECTIVE NOVEMBER 3, 2020**

On September 3, 2020, in response to the Center for Disease Control and Prevention’s (CDC) issuance of its Order entitled *The Temporary Halt of Evictions to Prevent the Further Spread of COVID 19* (the “Order”),<sup>1</sup> this Court issued Administrative Order 2020-06 addressing the protocol for pending and new eviction matters. Whereas the CDC has recently issued further guidance as to the application of its Order,<sup>2</sup> and in order to alleviate the substantial backlog of non-payment of rent eviction cases in the District Court, Administrative Order 2020-06 is hereby amended as follows:

**NEW EVICTION FILINGS IN CASES WITH DECLARATIONS –**

Effective November 3, 2020, new eviction filings for non-payment of rent in which a Declaration is submitted may be filed and may be heard in the normal course on a date to be provided by the Clerk’s Office.

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<sup>1</sup> Accessible here: <https://www.federalregister.gov/documents/2020/09/04/2020-19654/temporary-halt-in-residential-evictions-to-prevent-the-further-spread-of-covid-19>

<sup>2</sup> See: <https://www.cdc.gov/coronavirus/2019-ncov/downloads/eviction-moratoria-order-faqs.pdf>

Judgments may enter at or after hearing, but no judgment will be enforceable until the expiration of the CDC Order or until further Order of this Court. No Executions shall issue until such time.

**PENDING EVICTION FILINGS –**

Those matters which were pending or filed as of or after September 4, 2020 and which were reassigned in accordance with Administrative Order 2020-06, shall be heard on the date presently assigned. Those cases will not be reassigned at this time.

**EXECUTIONS –**

No Executions shall issue and no Motions to Enforce Judgment shall be entertained on any non-payment of rent case in which a Declaration has been filed, until the CDC Order shall expire or until further order of this Court. No Execution shall be served in any case where a Declaration has been filed until the CDC Order is terminated or until there is a further Order of the Court.

Motions to amend the monetary amount of a judgment before the Execution is issued may be filed when the moratorium is lifted or by future Order of the Court. Said Motions will be scheduled for hearing by the Court.

**APPEALS –**

The appeal period for all non-payment of rent cases shall run five (5) days from the date of Entry of Judgment.

All other provisions of Administrative Order 2020-06 shall remain in full force and effect. Receipt of a Declaration by the Landlord must still be filed with the Court, as no Execution or Eviction may occur in those cases.

Entered as an Order of this Court on this 3<sup>rd</sup> day of November 2020.

Enter:

By Order:

/s/

/s/

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Jeanne E. LaFazia  
Chief Judge

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Stephen Waluk  
Administrator