



April 1, 2020

Frequently Asked Questions - Paying Rent and Evictions:

1. Do I still have to pay my rent during the public health emergency?
 - Short answer: yes. Monthly rent has not been deferred or forgiven by the government during the public health emergency. If you are still able to, you must pay your rent.
 - If you are not able to pay your rent during this crisis, you should immediately reach out to your landlord and discuss options for alternative payment, such as a payment plan.
 - It is the responsibility of tenants to investigate every available option for income support being offered by governments during this period.
 - You will not be removed from your apartment due to non-payment of rent. This does not mean, however, that your monthly rent is forgiven. Your rent will continue to be due monthly as required by your rental agreement, and you may be evicted in the future due to unpaid rent today.

2. Is it true that all evictions in PEI have been suspended?
 - Eviction enforcement has been suspended, but evictions have not. We understand this is a complicated distinction, but it is an important one.
 - Landlords are still allowed to issue Notice of Termination (Form 4) eviction notices during the public health emergency. Landlords will not, however, be able to enforce these notices during the emergency.
 - Notices of Termination served during this period may still be valid, and tenants may be evicted under them after the state of public health emergency ends.

3. I have received a Notice of Termination (Form 4) eviction, what should I do?
 - Contact the Rental Office ASAP by phone at 902-892-3501 or by email at rentalinquiries@irac.pe.ca
 - **IMPORTANT:** Tenants only have a small period of time to dispute a Notice of Termination (Form 4). This is usually 10 or 20 days (depending on the type of eviction). If the tenant does not dispute the Notice of Termination (Form 4) within that window, the tenant is **DEEMED TO ACCEPT** the Notice of Termination (Form 4).

- Tenants who fail to dispute Notices of Termination (Form 4s) may be evicted under them after the state of public health emergency ends.
4. I received a Notice of Termination (Form 4) just before the state of public health emergency, is it valid?
- Notices of termination (Form 4s) served to tenants before or during the current crisis may be valid, but they are not currently being enforced. If you have questions about a Notice of termination (Form 4), contact the Rental Office.

Anyone with questions about rental matters can call the Rental Office at 902-892-3501 or email rentalinquiries@irac.pe.ca