

COVID-19 Checklist for Commercial Evictions and Foreclosures

Responding to COVID-19

In an effort to blunt the negative economic impacts of COVID-19 on Ohio businesses, Governor Mike DeWine has issued an executive order addressing commercial property rents, evictions and foreclosures. The order is also meant to ensure that Ohio businesses are not placed at a competitive and economic disadvantage due to similar actions taken in other states.

The order:

- Requests that landlords suspend, for at least 90 days, rent payments for small business commercial tenants facing financial hardship due to the COVID-19 pandemic. It does not negate the obligations of small business commercial tenants to pay rent at a future time.
- Requests that landlords place a moratorium on evictions of small business commercial tenants for at least 90 days.
- Requests that lenders provide commercial real estate borrowers with mortgage loans an opportunity for a forbearance of at least 90 days as a result of a financial hardship due to the COVID-19 pandemic. This means lenders should refrain from enforcing default penalties. It does not negate the obligations of commercial real estate borrowers but provides time for solutions to be worked out.

Other related information:

- Time limitations for criminal, civil, and administrative court proceedings that were set to expire between March 9, 2020, and July 30, 2020, have been placed on hold via the enactment of an Ohio COVID-19 relief bill.
- The Supreme Court of Ohio has asked local courts to postpone eviction filings, eviction proceedings, scheduled move-outs, and the execution of foreclosure judgments as appropriate.
- The federal COVID-19 relief act and other federal directives place a temporary period of postponement on evictions and foreclosures related to residential properties.

For additional information, visit coronavirus.ohio.gov.

For answers to your COVID-19 questions, call 1-833-4-ASK-ODH (1-833-427-5634).

If you or a loved one are experiencing anxiety related to the coronavirus pandemic, help is available. Call the Disaster Distress Helpline at 1-800-985-5990 (1-800-846-8517 TTY); connect with a trained counselor through the Ohio Crisis Text Line by texting the keyword "4HOPE" to 741 741; or call the Ohio Department of Mental Health and Addiction Services help line at 1-877-275-6364 to find resources in your community.

CORONAVIRUS DISEASE 2019 **Ohio** | Department of Health

Protect yourself and others from COVID-19 by taking these precautions.

PREVENTION

For additional information call 1-833-4-ASK-ODH or visit coronavirus.ohio.gov.



STAY HOME



PRACTICE SOCIAL DISTANCING



GET ADEQUATE SLEEP AND EAT WELL-BALANCED MEALS



WASH HANDS OFTEN WITH WATER AND SOAP (20 SECONDS OR LONGER)



DRY HANDS WITH A CLEAN TOWEL OR AIR DRY YOUR HANDS



COVER YOUR MOUTH WITH A TISSUE OR SLEEVE WHEN COUGHING OR SNEEZING



AVOID TOUCHING YOUR EYES, NOSE, OR MOUTH WITH UNWASHED HANDS OR AFTER TOUCHING SURFACES



CLEAN AND DISINFECT "HIGH-TOUCH" SURFACES OFTEN



CALL BEFORE VISITING YOUR DOCTOR



PRACTICE GOOD HYGIENE HABITS

For more information, visit: coronavirus.ohio.gov