

**Legal Alert: Housing Court Update Governor Cuomo Extends Commercial Evictions Through January 1, 2021**

**October 22, 2020**

Governor Cuomo has once again extended the moratorium on the commencement of commercial non-payment proceedings and enforcement of warrants of eviction against COVID effected commercial tenants. This recent Order (202.70) extends the moratorium through January 1, 2021.

Therefore, if you have knowledge that a commercial tenant has not paid rent solely as a result of the pandemic, you are prohibited from commencing a non-payment proceeding until January 2, 2021. Likewise, if after serving a rent demand, to which we attach a COVID questionnaire, the tenant advises that their business was financially impacted as a result of the pandemic, you are prohibited from proceeding with a non-payment petition until the expiration of the current moratorium.

Additionally, although City Marshals have not yet been given authority to perform evictions, until January 2, 2021 you cannot execute a warrant of eviction against any commercial tenant that has made you aware that their business has been financially impacted by the pandemic.

We will continue to keep you updated on any new developments.