

**Legal Alert: New York State Unified Court System Halts All but Essential Proceedings**

**March 23, 2020**

New York State Chief Administrative Judge Marks issued an administrative order yesterday that halts almost all court activity in New York with the exception of essential proceedings. The order is effective immediately.

Pursuant to this Order, the only proceedings that will be heard, which are subject to ongoing review and amendment, currently include the following landlord and tenant related matters:

- Applications addressing landlord lockouts (including reductions in essential services)
- Applications addressing serious code violations
- Applications addressing serious repair orders
- Applications for post-eviction relief
- Temporary orders of protection
- Emergency applications in guardianship matters
- Any other matter that the court deems essential

Furthermore, as explained in a previous Alert sent by our office, Governor Cuomo issued an executive order last week prohibiting any evictions of commercial or residential tenants for 90 days. It also suspended the time limit for commencement or filing of any legal actions by any statute until April 19, 2020.

Based upon the above, at this time we are not permitted to file or commence any new summary non-payment or holdover proceedings. Please be advised, however, that our attorneys are still working remotely and can be reached via e-mail with any questions, concerns or other work you may need them to do. If you need the e-mail address of any of our attorneys, please contact Melissa Levin at [MLevin@hwrpc.com](mailto:MLevin@hwrpc.com) to request that information. Should you have any questions or concerns regarding a non-payment matter, please contact Lauren Rosen at [LRosen@hwrpc.com](mailto:LRosen@hwrpc.com). Should you have any questions regarding a warrant of eviction, please contact Sonja Kennedy at [SKennedy@hwrpc.com](mailto:SKennedy@hwrpc.com).

As this situation is constantly evolving, we will of course be here to keep you updated with the latest information once it arrives. We hope you are all safe and healthy. Should you have any questions, please feel free to contact us.