

**Legal Alert: Housing Court Update on Residential Eviction Moratorium Extended Through January 1, 2021**

**September 30, 2020**

Governor Cuomo signed Executive Order 202.66 modifying the "Tenant Safe Harbor Act" ("TSHA") to the extent of imposing a moratorium on the execution or enforcement of judgments or warrants through January 1, 2021.

You may recall, the "Tenant Safe Harbor Act" provided that a landlord would only be entitled to a money judgment against those tenants who could demonstrate they suffered financial hardship as a result of the COVID-19 pandemic during the "Covered Period," defined as March 7, 2020 up to and including Phase 4. This Executive Order expands the "Covered Period" to any judgments or warrants of eviction which issued prior to March 7, 2020.

We will continue to update you as new information becomes available.