



Public Housing Association of Residents (PHAR)

1000 Preston Avenue, Suite C, Charlottesville, VA 22903

phone 434-984-3255

www.phar.typepad.com

Late on Rent? Going to Court? ... Here's What You Might Want to Know

- **If you are behind on rent** you should contact Ms. Mason Immediately at (434) 970-3259
- **If you receive a warrant or notice to appear in court- SHOW UP!** *If a property manager tells you not to come do not believe them, always show up for your court date.*

Here is what might happen

When they call your name, the case may be dismissed, this could happen if you have paid your late rent or have worked out a payment plan in advance.

If the case is not dismissed- CRHA will try to gain “possession” of your house. This means you have 10 days to work out a way to pay them back.

BUT.. even if you do pay them back they will still have possession of your unit!

This means that they can carry out an eviction at any time for any reason.

There is also the possibility that they will take “immediate” possession of your home, this means they will proceed with eviction.

You can keep them from taking “possession” of your home!

If you have a plan to pay back the money you may want to consider asking for a trial. This will give you some time (sometimes less than 10 days) to pay back the money you owe, and avoid having possession taken of your home. Here's how:

- When the judge calls you up, he explain how much you owe, he will then ask

“Do You Owe this Money?” To get a trial simply say-

“I Do Not Agree With the Charges, I Want a Trial”

- The judge will then set a date for trial.

- If this happens contact Legal Aid IMMEDIATELY and then Contact Ms. Mason.

Other things you could say:

If you do not owe the money you can say “I do not owe the money, I want a trial, I want a Bill of Particulars”

If you like you can say “I do not understand the charges, I want a trial”

Do not say anything else!

Make sure to contact Legal Aid if you have a trial set 977-0553 tell them you have a trial for non-payment of rent and that you need to schedule an intake.

Make sure you can find a way to pay any rent you owe before the trial.

If you work out a payment plan, only agree to something that you can reasonably pay!!!

If you have any questions or need help dealing with possession or eviction please call PHAR at (434) 984-3255 or contact Legal Aid at (434) 977-0553