

**CIVIL COURT OF THE CITY OF NEW YORK**

**DIRECTIVES AND PROCEDURES**

Subject: Enforcing a Warrant of Eviction During Coronavirus  
Pandemic

Class: DRP-211  
Category: LT-30  
Eff. Date: May 22, 2020

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**BACKGROUND:**

On May 7, 2020, in response to the ongoing public health crisis, Governor Andrew Cuomo signed Executive Order 202.28, which limits the commencement of summary proceedings for nonpayment of rent and enforcement of eviction orders in those proceedings for 60 days commencing June 20, 2020. The pertinent provision of the Executive Order provides as follows:

There shall be no initiation of a proceeding or enforcement of either an eviction of any residential or commercial tenant, for nonpayment of rent or a foreclosure of any residential or commercial mortgage, for nonpayment of such mortgage, owned or rented by someone that is eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic for a period of sixty days beginning on June 20, 2020.

In light of the foregoing, the following requirements shall take effect beginning June 20, 2020:

**DIRECTIVE:**

Any petitioner seeking to enforce a warrant of eviction based upon the nonpayment of rent that was awarded before March 20, 2020, must first seek leave of court to enforce the warrant by filing a motion on notice. The motion seeking leave to enforce shall include an affidavit by a person with knowledge of the facts stating that the respondent(s) is not eligible for unemployment insurance or benefits under state or federal law or otherwise facing financial hardship due to the COVID-19 pandemic.

This directive shall apply to residential and commercial nonpayment proceedings.

This directive shall remain in effect until rescinded.

Date: May 22, 2020

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Hon. Anthony Cannataro  
Administrative Judge  
Civil Court of the City of New York