

- Evictions in New Jersey -

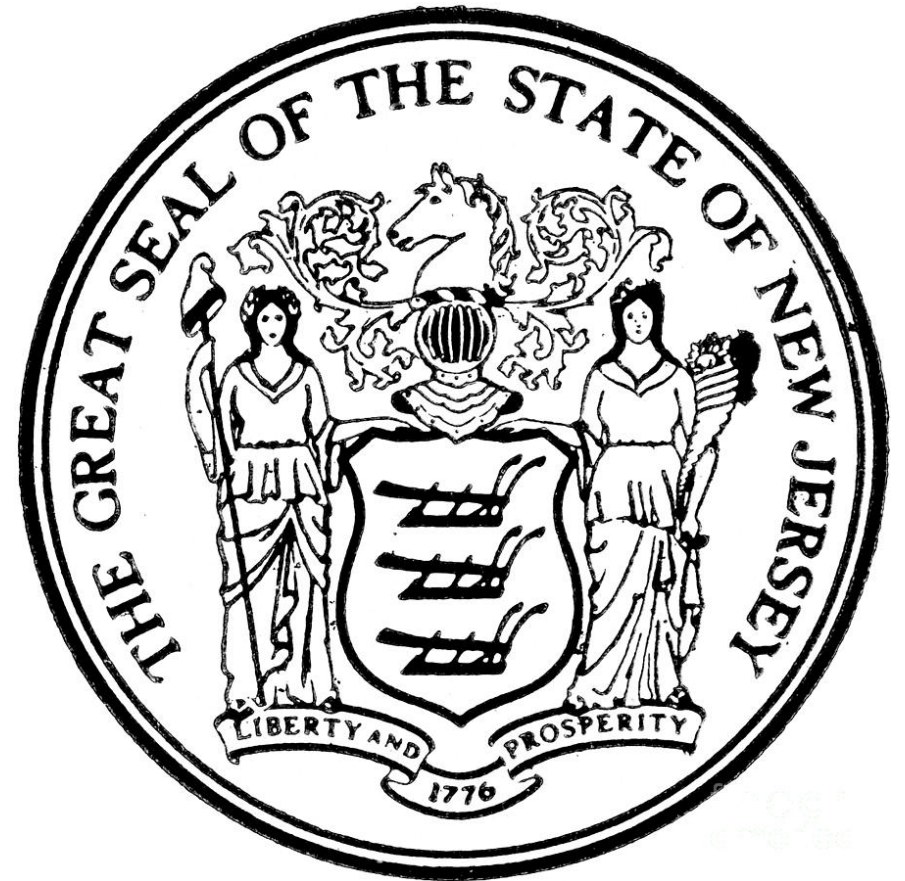
Dean Dafis

Director, Office of Eviction Prevention

New Jersey Department of Community Affairs

Office of Eviction Prevention (OEP)

The Office of Eviction Prevention oversees programs and services in eviction prevention and diversion, including rental assistance programs, social services support, and expanding access to counsel to low-income tenants facing or threatened with eviction. The Office also handles general inquiries about landlord-tenant rights and responsibilities and publishes the bi-annual Truth in Renting Guide. The Office works closely with non-profit community-based organizations in disseminating information about resources and providing direct outreach to at-risk tenants.



Eviction Filing Process



Legal vs. Illegal Lockouts

An Eviction **CANNOT** occur without going through the courts

Landlords **cannot** physically remove a tenant

Must be an eviction court hearing, a Judgement for Possession, and a Warrant of Removal to **LEGALLY** remove a tenant



30 Day Notice to Quit is **NOT** an Eviction

A tenant does **not** have to leave their residence when they receive a notice to quit

Leaving their residence after a notice to quit is a self eviction

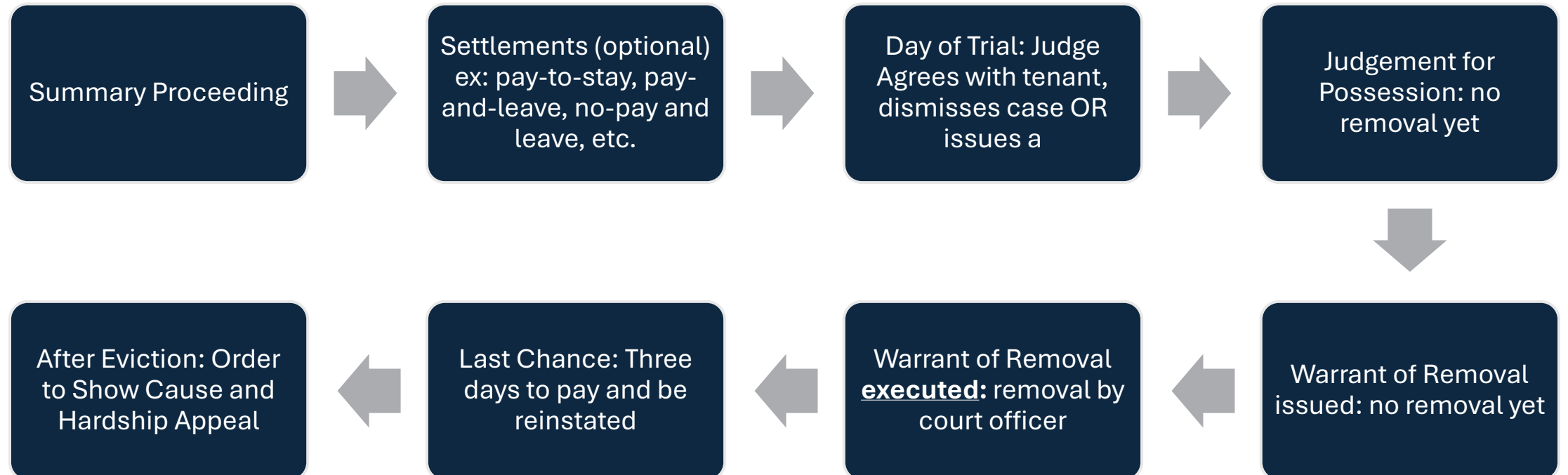


Filing Requirements

A Landlord must provide the court a copy of the lease, proof of property registration, a statement with all necessary details, and proof of required notices

A tenant must receive a proper notice with summons and complaint information, and will receive a postcard with trial date later

Landlord/Tenant Trial Process



Laws and Protections of Tenants in NJ

Anti-Eviction Act (§ 2A:18-61.1)

- Establishes legal grounds for eviction, with two types of eviction cases; nonpayment of rent and holdover actions
- The end of a lease term is **not** a legal basis for eviction

Law Against Discrimination (§ 10:5-1)

- rental assistance and subsidies are protected and are a lawful source of income; landlord must accept as rent

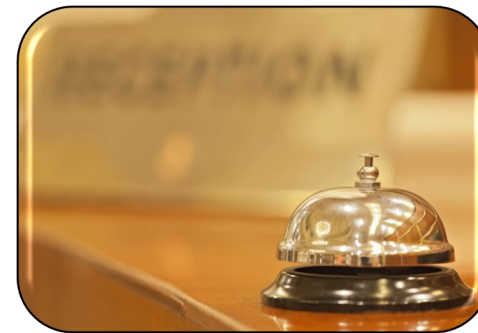
Fair Chance in Housing Act (§ 46:8-52)

- bars landlords from asking about criminal history on housing applications in most instances

Tenants now Protected under State Laws:



mobile homes



hotels and motels



month-to-month / no
lease

Possible Defenses against Eviction

Rent paid

Rent was offered but refused

Habitability Defense

Moved out before trial

Other

NJ Eviction Guide

Tenants using the guide receive recommendations on critical actions to take at each stage of the eviction process, as well as information about the rights and responsibilities both they and their landlords have under New Jersey state housing law.

The tool also highlights a range of permissible legal defenses tenants may use in court to prevent their own eviction, as well as practical advice on the evidence they must present in court to effectively assert their claims.

Finally, the guide helps connect at-risk tenants with prevention and legal services agencies in their area dedicated to providing them with the support they need, whether in terms of legal aid or other housing support services.



Understand Your Eviction Situation

Answer a few questions to get immediate guidance about your rights and options. Your answers are private and only stored on your device.

i Important Information

The information provided here is general guidance, it is not legal advice nor intended to substitute legal advice or representation. For legal assistance, please visit our Get Help Now section. Free quality legal advice or representation is available to eligible low-income NJ tenants facing or threatened with eviction.

NJ Evictions at-a-Glance

Eviction is the **second** leading cause of homelessness in New Jersey

Nearly **1 out of every 4 people** entering homelessness in NJ did so due to eviction, according to NJ HMIS

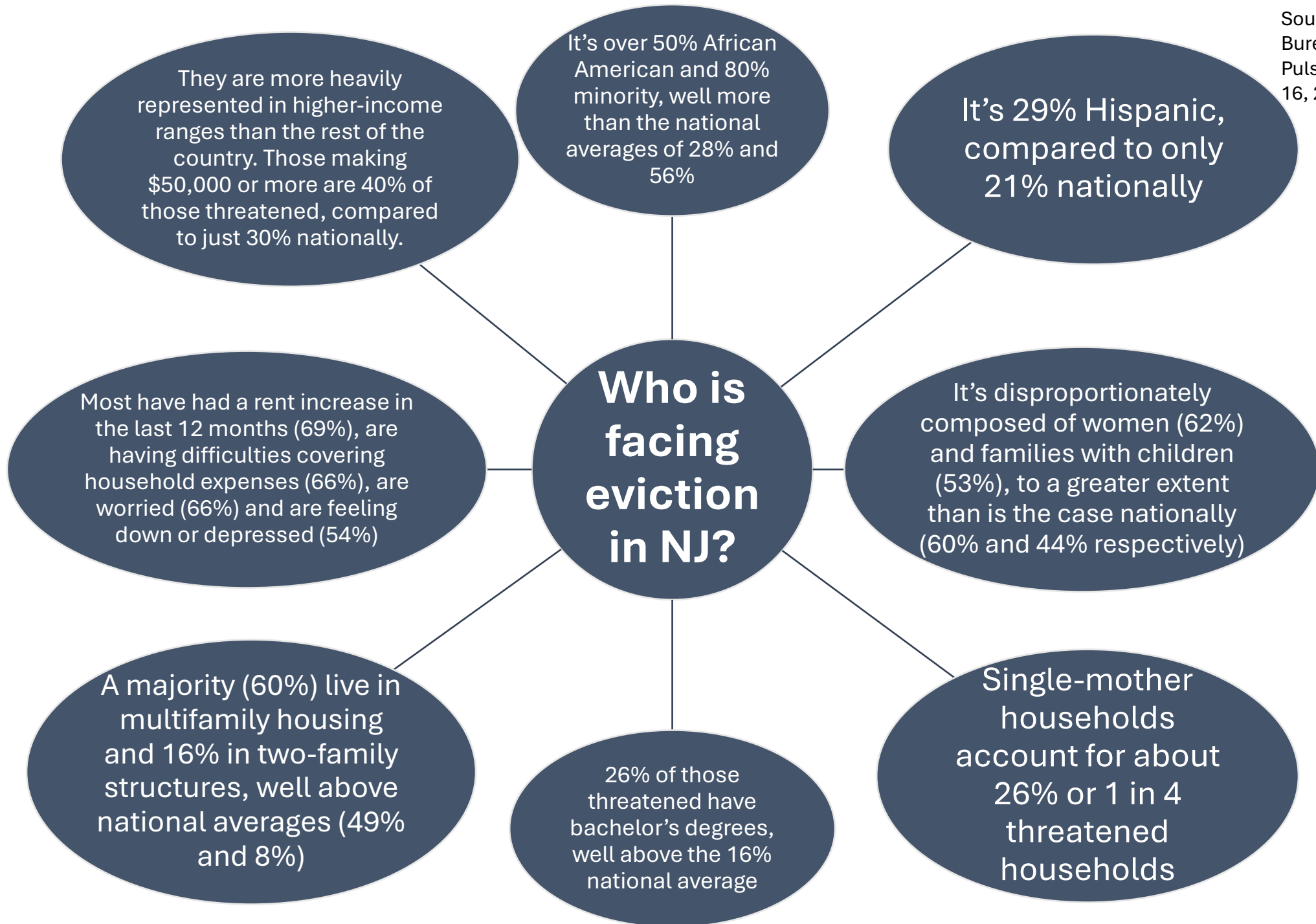
2024 Evictions:
112,047 / 9.7% of all Renter-Occupied Households

NJ has a higher eviction risk than the national average, with census data showing 6.1% of all NJ renters report facing eviction, as opposed to the national average of 4.2%

Eviction affects Black and Brown Households disproportionately, with Black renters making up 18.6% of renters, yet 51.1% of all evictions

2025 Evictions (as of 9.21.25) : 71,508
10.1% of Renter-Occupied Households Across NJ





Landlord Trends

estimated that 77% of filings *statewide* in 2024 had a plaintiff with a corporate/investor/management association/business name – this varies by county.

4% of filings *statewide* were by housing authorities

The rest were ‘small’ landlords (owner-occupied; between 1-3 units)

Comprehensive Eviction Defense and Diversion (CEDDD) - statewide network

What is CEDDD?

Eligible low-income households facing or threatened with eviction are connected to an experienced case worker called a resource navigator who can best assist them with necessary resources including rental arrears assistance and relocation support. Additionally, eligible low-income household are provided expanded access to an attorney as necessary, who can best advocate for them in court to prevent their eviction and/or negotiate settlements with their landlord.

TOGETHER, resource navigators and attorneys coordinate their efforts to prevent lockouts by the courts. CEDDD is available in every county throughout NJ.

1. Connection to Vicinage Resource Navigator
2. Connection to Legal Services



CEDD (Comprehensive Eviction Defense and Diversion)

Resource Navigator Network

- ❖ 40 across the state; 12 CBOs (community-based organizations)
- ❖ Resource Navigator: an experienced case worker in eviction and homelessness prevention
- ❖ Interconnected network to other programs and resources, legacy programs
- ❖ Low barrier direct client financial assistance (flex funds)
- ❖ Integration into the LT process in court
- ❖ Screening tenants for available programs, educating tenants in LT process and know-your-rights, creation of housing stability plan

Expanded Access to Counsel

- ❖ Nonprofit legal services organizations
- ❖ Community Health Law Project: special expertise for elderly and disabled tenants at-risk; nearly 20% of evictions are households with persons with disabilities
- ❖ Lawyers and Resource Navigators coordinate efforts for wrap around comprehensive support
- ❖ Integration into the LT process in court
- ❖ Verifying filings, negotiating amount due with landlord, informed and sustainable settlements, post judgement relief: expunge evictions, reverse evictions, allow more time for tenant to leave residence

A Mountain of Arrears

Median Amount of Arrears in CEDD: \$6,200; or 3 months

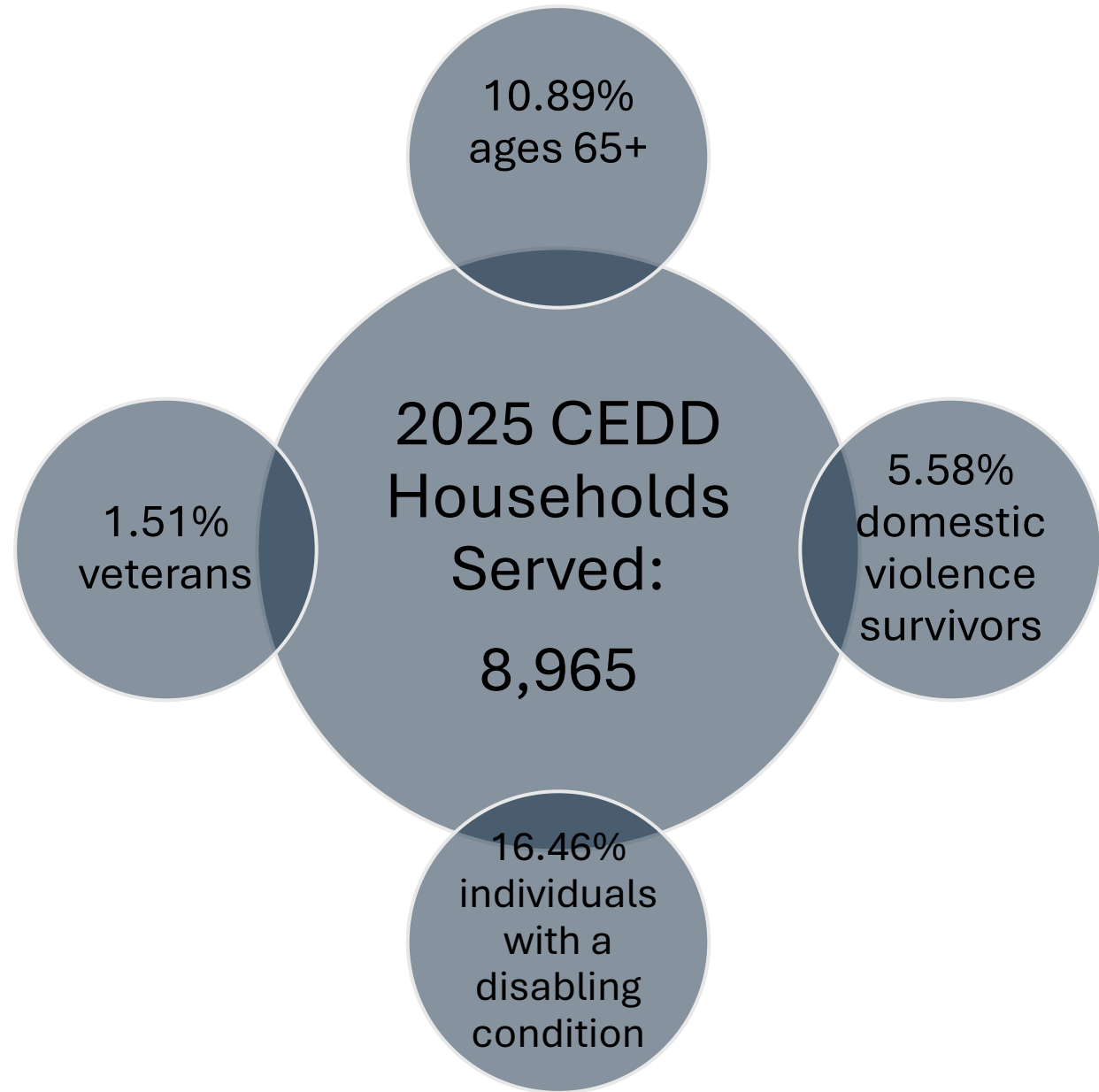
Median rent for CEDD Households: \$2,300

Rent is increasing year over year

Median CEDD household income: \$2,200 monthly

Majority of households are severely housing cost burdened: >60% of income is spent on housing

Other Demographics



Source: DCA/OEP-CEDD/OCS/NJ/HMIS

Eviction Prevention: In Action

Successes

- ❖ **86% of case management households averted being locked out / remained housed in their original unit OR relocated to permanent housing**
- ❖ **90% of households who received full representation from CEDD legal services providers remained housed in their original units via dismissals of cases or post-judgement relief**
- ❖ Data driven problem solving and creative intervention driven by household demographic and eviction data analysis
- ❖ CEDD flyer being sent out with every court summons in the state

Challenges

- ❖ Eviction rates and rental arrears continue to rise year after year
- ❖ NJ is the seventh least expensive state to file an eviction at \$54 per filing
- ❖ Prevention need far exceeds prevention capacity; served 12% of all eviction filings statewide in 2025
- ❖ Reduced funding sources and barriers to entry for many programs

Eviction Prevention

Challenge

❖ Rents Continue to Rise Unreasonably

Municipal Action

❖ Rent Control Ordinance

Using the NJ Eviction Guide is Easy



[The Eviction Guide](#)

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Additional Resources

- [OEP webpage](#)
- [OHP webpage](#)
- [Landlord Tenant Resource Page](#)
- [Bringing Veterans Home](#)
- [DCAid](#)

Contact Us

evictionprevention@dca.nj.gov (for constituents only)

609-376-0810 (for constituents only)

For legislative inquiries, please continue to contact
DCA directly