**INFORMATION FOR LANDLORDS**

**LAKE COUNTY EMERGENCY RENTAL ASSISTANCE (LCERA) PROGRAM**

The Lake County Emergency Rental Assistance (LCERA) program is designed to decrease evictions, increase housing stability, and prevent homelessness by helping renter households whose income has been negatively impacted by COVID-19 with rent and utility assistance.

LCERA can provide eligible renter households with rental assistance to help cover past due and monthly rent obligations. LCERA may also provide utility and/or home energy assistance, and internet assistance to qualifying tenants for past due payments. Please encourage renters in need of assistance to apply at [**www.lakecountyin.care**](http://www.lakecountyin.care). Assistance payments for approved applications will be directed to the landlord.

**A Landlord should know:**

* If your tenant already receives federal rental assistance (e.g., has a Housing Choice Voucher, lives in a Project Based Rental Assistance unit, lives in Public Housing, etc.), LCERA can provide assistance for the unpaid tenant rent portion
* LCERA is unable to pay legal fees, pet fees, or amounts already reimburse by other agencies
* Utility assistance may be provided
* An ACH form may be submitted to receive direct payments
* Renter households may receive direct payments payable to renter and landlord if landlord refuses to participate in LCERA
* A landlord may not evict a tenant for nonpayment of rent during the period covered by LCERA assistance and 30 to 90 days after the period covered by the rental assistance

## To participate in the program, a Landlord should:

* Encourage renters to apply for assistance at [**www.lakecountyin.care**](http://www.lakecountyin.care)using an email address they can easily access on a regular basis
* Provide your account information including a W-9 and banking information
* Work with participating agencies to provide requested documentation, including but not limited to, leases and rental ledgers
* Provide requested information and documentation as quickly as possible

## What should I do now?

**STEP 1:** Speak with renters who have fallen behind on their rent. Share with them our renter flyer and encourage them to visit [**www.lakecountyin.care**](http://www.lakecountyin.care)and apply for the LCERA program.

**STEP 2:** Offer your assistance in helping tenants apply for the program using their email address or direct them to a partner agency.

**STEP 3:** Share the state’s **Coronavirus Eviction & Foreclosure Prevention Guide** with tenants in need of assistance. Click [**here**](https://www.in.gov/ihcda/files/Eviction_Foreclosure_PreventionGuide-5.3.21.pdf) to download a printable version of the resource guide. (updated May 3, 2021)

**STEP 4:** Please email [**era@geminus.care**](mailto:era@geminus.care)if you have any questions.

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