



# CODE ENFORCEMENT DEPARTMENT

Rent Control Board

## THE CITY *of* EAST ORANGE

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### **Governor Signs Executive Order Allowing for the Use of Security Deposits to Pay Rent**

During a press meeting held Friday, April 24, 2020 Governor Murphy declares new measures to support renters and homeowners during the COVID-19 Pandemic. Specifically, the Governor signed **Executive Order 128**, which allows renters to use their security deposit to pay rent. The Executive Order provides:

Residential tenants may request in writing (including electronically) that they would like their security deposit to be applied towards rent due or will become due. This right begins with the issuance of the Executive Order and ends 60 days after the Public Health Emergency established in Executive Order No. 103 (2020) or up to 60 days after the Public Health Emergency terminates.

The tenant must replenish the security deposit in full either on the date six months following the end of the Public Health Emergency, or on the date on which the current contract, lease, or license agreement is extended or renewed, whichever is later. A landlord cannot require a tenant to make any further security deposit until this time.

Provisions of the Security Deposit Act that are inconsistent with this Executive Order are waived; however, all other provisions remain in full force and effect.

Additionally, the Governor announced that the NJ Department of Community Affairs (DCA) has established a rental housing information page for tenants and landlords seeking information about their rights during the public health emergency.

For a copy of the Governor's press release and Executive Order outlining these announcements, please [click here](#).