

# Pending Eviction Cases in Properties Covered under CARES Act Moratorium



July 1, 2020

We identify 1,055 eviction filings across 108 properties in Richmond, Henrico, and Chesterfield that appear to have been filed despite these properties being covered under the CARES Act eviction moratorium, in effect until July 25th. This means that there is cause for concern that tenants in these cases are not being afforded the protections that they are entitled to under the federal law.

The CARES Act prevents landlords from filing new eviction actions for nonpayment of rent, nor can they charge late fees, penalties, or other charges related to nonpayment of rent. Such fees, penalties, or charges cannot be accumulated for residents to pay after the moratorium is lifted.

Additionally, we estimate that large shares of all eviction filings pending a hearing are actually covered under the moratorium:

- 736 filings in Richmond (33% of 2,212 total pending cases)
- 133 in Henrico (14% of 945)
- 186 in Chesterfield (26% of 714)

The moratorium is only as effective as its enforcement, and one possible step would have the courts require that landlords demonstrate that they are exempt from the moratorium before they can proceed with eviction, as they have required in other states, like Michigan<sup>1</sup>.

Property Address	Property City	Property Zip	Owner	Pending Filings
4602 SOUTHWOOD PKWY	RICHMOND	23224	SOUTHWOOD APARTMENTS LLC	92
435 GERMAN SCHOOL ROAD	RICHMOND	23225	ADEN PARK RICHMOND ASSOCIATES LP	77
901 ST JOHNS WOOD DRIVE	RICHMOND	23225	SJW II LLC	62
406 WESTOVER HILLS BOULEVARD	RICHMOND	23225	SGVA LLC	53
2517 WEST TREMONT COURT	RICHMOND	23225	GEI STRATFORD/STRATFORD-BETHANY LLC	39
6508 JAHNKE ROAD	RICHMOND	23225	WESTLAKE APARTMENTS LLC	23
1329 COALTER ST	RICHMOND	23223	FAIRHILLS HOMES LIMITED PARTNERSHIP	21
801 HOLLY SPRING AVE	RICHMOND	23224	GENESIS PROPERTIES INC	21
615 WARWICK VILLAGE DR	RICHMOND	23224	MIDSTATES INVESTMENT COMPANY LP	20
5950 WESTOWER COURT	RICHMOND	23225	SOUTH SLOPE ASSOCIATES LC	18
2506 ATWELL DRIVE	RICHMOND	23234	JAMES RIVER VILLAS LLC	16
3444 MAURY ST	RICHMOND	23224	SOUTHGATE APARTMENTS LLC	16
1501 N 21ST ST	RICHMOND	23223	CHURCH HILL FAIRMOUNT APARTMENTS LIMITED	14
5800 WESTOWER DRIVE	RICHMOND	23225	ATLAS WEST END MATCHPOINT LLC	14
151 COMMERCE RD	RICHMOND	23224	HATCHER TOBACCO GENESIS LLC	14

<sup>1</sup> [https://courts.michigan.gov/News-Events/press\\_releases/Documents/Federal%20CARES%20Act%20Moratorium%20AO%20Media%20Release%20\(003\).pdf](https://courts.michigan.gov/News-Events/press_releases/Documents/Federal%20CARES%20Act%20Moratorium%20AO%20Media%20Release%20(003).pdf)



2400 BURTON ST	RICHMOND	23223	CHURCH HILL FAIRMOUNT APARTMENTS LIMITED	13
700 EVERETT STREET	RICHMOND	23224	700 EVERETT FEE LLC	13
500 STOCKTON ST	RICHMOND	23224	MILLER I & II LLC	13
12-14 SOUTH 17TH STREET	RICHMOND	23219	JACKSON PINE ALLEY	11
2001 EAST GRACE STREET	RICHMOND	23223	AMERICAN TOBACCO LLC	10
1000 BAINBRIDGE ST	RICHMOND	23224	CITY VIEW PLACE LIMITED PARTNERSHIP	10
2000 RIVERSIDE DRIVE	RICHMOND	23225	RIVER TOWERS ASSOCIATES LC	10
2823 FAIRFIELD AVE	RICHMOND	23223	TMG RICHMOND IV LP	10
			CANNON/MORNINGSIDE II LLC	
1414 NEWELL ROAD	RICHMOND	23225	CANNON/MORNINGSIDE	9
4015 NORTH AVE	RICHMOND	23222	4101 NORTH AVENUE II LLC	8
305 NORTH 18TH STREET	RICHMOND	23223	CB RICHMOND ASSOCIATES LLC	8
505 PORTER STREET	RICHMOND	23224	REYNOLDS SOUTH TOWER LLC	8
2822 BROAD ROCK BLVD	RICHMOND	23224	ROCK CREEK LC	8
2200 CHATEAU DRIVE	RICHMOND	23224	TRP TIMBERCREEK LLC	8
201 W MARSHALL ST	RICHMOND	23220	RICHMOND DAIRY ASSOCIATES LP	5
600 COWARDIN AVE	RICHMOND	23224	RICHMOND OVERLOOK LP	5
611 BAINBRIDGE STREET	RICHMOND	23224	TRP REYNOLDS SOUTH LLC	5
4101 NORTH AVE	RICHMOND	23222	4101 NORTH AVENUE LLC	4
6507 SUGAR MAPLE DR	RICHMOND	23225	BC SUGAR MAPLE LLC	4
			MONUMENT DEVELOPMENT ELEVEN LLC	4
326 E BROAD STREET	RICHMOND	23219	MONUMENT DEVELOPMENT SIX LLC	4
3212 CUTSHAW AVE	RICHMOND	23230	PINE COURT II LLC	4
611 W CARY STREET	RICHMOND	23220	TOBACCO ROW PHASE II ASSOC LP	4
2701 E MAIN ST	RICHMOND	23223	VIRGINIA SUPPORTIVE HOUSING	3
2023 W CARY ST	RICHMOND	23220	VIRGINIA SUPPORTIVE HOUSING	3
2123 W CARY ST	RICHMOND	23220	403 STOCKTON STREET LLC	3
403 STOCKTON STREET	RICHMOND	23224	CAMPUS-SYDNOR LLC	3
108 EAST GRACE STREET	RICHMOND	23219	COLISEUM LOFTS EQUITIES LLC	3
1359 W BROAD STREET	RICHMOND	23220	COUNTRY VILLAGE JOINT VENTURE	3
3012 STONY LAKE DRIVE	RICHMOND	23235	MARKET SLIP PARTNERS LP	3
2 S 17TH ST	RICHMOND	23219	NEW MANCHESTER FLATS IX LLC	3
740 E 6TH ST	RICHMOND	23224	VALLEY WEST LLC	3
1914 E FRANKLIN ST	RICHMOND	23223	300 RANDOLPH STREET LLC	2
300 RANDOLPH ST	RICHMOND	23220	CANAL WALK LOFTS V LLC	2
12 S 19TH ST	RICHMOND	23223	KENSINGTON PLACE LC	2
3503 KENSINGTON AVENUE	RICHMOND	23221	NEWPORT MANOR RICHMOND LLC	2
6701 CARNATION STREET	RICHMOND	23225	NORTH OAK LLC	2
610 HENRICO BLVD	RICHMOND	23222	STUDENT HOUSING SPE-VCU LLC	2
1415 CHAMBERLAYNE PARKWAY	RICHMOND	23222	TRP DEERING MANOR LLC	2
2712 HOPKINS ROAD	RICHMOND	23234	TUSCANY TOWNHOMES LP	2
3124 SNEAD CT	RICHMOND	23224	1311 WEST BROAD STREET LLC	1
1309 WEST BROAD STREET	RICHMOND	23220	2020 ASSOCIATES LLC	1
2020 EAST FRANKLIN STREET	RICHMOND	23223	BACON HOUSING LP	1
815 N 35TH ST	RICHMOND	23223		



1821 THOMAS ST	RICHMOND	23220	CAO MULTIPLEX LLC	1
4325 CRUTCHFIELD ST	RICHMOND	23225	CHARNWOOD RICHMOND LLC	1
6839 CARNATION STREET	RICHMOND	23225	CHIPPENHAM RICHMOND APARTMENTS I LLC	1
9201 CREEKS CROSSING BOULEVARD	RICHMOND	23235	CREEK'S EDGE APTS LLC	1
1221 E BROOKLAND PARK BLVD	RICHMOND	23222	HIGHLAND PARK SENIOR HOUSING LLC	1
2900 KENSINGTON AVENUE	RICHMOND	23221	KENSINGTON COURT LP	1
3807 MCGUIRE DR	RICHMOND	23224	MCGUIRE APARTMENTS LP	1
4000 MIDLOTHIAN TPKE	RICHMOND	23224	MIDLOTHIAN COMMUNITY PARTNERS LP	1
1410 CLAIBORNE ST	RICHMOND	23220	RANDOLPH RICHMOND LLC	1
1021 GERMAN SCHOOL RD	RICHMOND	23225	RENAISSANCE RICHMOND LLC	1
2219 RUFFIN RD	RICHMOND	23234	RUFFIN ROAD LLC	1
210 HOSPITAL ST	RICHMOND	23219	SHOCKOE I APARTMENTS LLC	1
2334 HARPOON CT	HENRICO	23294	HARBOR VILLAGE LP	21
10002 CASTILE RD	HENRICO	23238	VA KINGS CROSSING ASSOC CS1031 KAY MAPLE SPRINGS APARTMENTS DST	16
5624 MAPLE RUN LANE	HENRICO	23228	RG VILLAGE AT THE ARBORS OWNER LLC	15
5613 CRENSHAW RD	HENRICO	23227	SPRINGFIELD WEST ASSOCIATES	12
9500 BRIGHTWAY CT	HENRICO	23294	TMG-AZALEA LLC	12
764 WINDOMERE AVE	HENRICO	23227	HRDG L L C	12
2400 MILHAVEN DR	HENRICO	23238	CANTERBURY SQUARE APARTMENT ASSOC LP	9
900 PUMP RD	HENRICO	23238	WILLIAMSBURG VILLAGE ASSOCIATES LP	7
1669 THALIA CRES	HENRICO	23231	GATEWAY ASSOCIATES	5
1648 N PARHAM RD	HENRICO	23229	LAUREL PINES ACQUISITIONS LLC	4
4123 E WOOD HARBOR CT	HENRICO	23231	NORTH GAYTON APARTMENTS LP	4
4400 BREEZY BAY CIR	HENRICO	23233	TWIN HICKORY SENIOR ASSOC	4
5001 HICKORY PARK DR	HENRICO	23059	CDFA LLC	3
4724 CARDINAL RD	HENRICO	23228	STONEYRIDGE APARTMENTS	2
3462 HOWARD ROAD	HENRICO	23223	TGM HONEY BROOK APT ET AL	2
3500 KINGS DR	HENRICO	23231	TOWNE CENTER WEST APTS LLC	2
300 EMERALD LAKES DR	HENRICO	23233	WESTBURY APARTMENTS LLC	1
9522 SHEPTON DR	HENRICO	23294	RIVERMONT STATION APTS LLC	28
1530 RIVER TREE DR	CHESTERFIELD	23836	CHVA LLC	26
213 LINGSTORM LN	CHESTERFIELD	23225	WHITE OAKS DEVELOPMENT LLC	20
12200 BRANNER PL	CHESTERFIELD	23836	COLONY VILLAGE LLC	18
10200 & 10220 JEFFERSON DAVIS	CHESTERFIELD	23239	COLONIAL RIDGE PRESERVATION	17
2717 MARTINGALE RD	CHESTERFIELD	23834	FALLING CREEK BL OWNER LLC	12
2530 MARINA DR	CHESTERFIELD	23234	CHESTERFIELD GARDENS L L C	10
2260 GOLDEN GARDEN CR	CHESTERFIELD	23836	COLONY VILLAGE PHASE II LLC	9
10220 JEFFERSON DAVIS HY	CHESTERFIELD	23237	FESTIVAL PK @ CHESTER VILL LLC	8
3500 FESTIVAL PARK PZ	CHESTERFIELD	23831	CHESTER VILLAGE APARTMENTS LP	7
11701 CHESTER VILLAGE DR	CHESTERFIELD	23831	VISTAS APTS LTD PTNSHP (THE)	7
4800 BURNT OAK DR	CHESTERFIELD	23234	BRISBEN LAKEVIEW LTD PTNSHP	6
4909 BURNT OAK DR	CHESTERFIELD	23234	BRG ROCKWOOD LLC	4
4909 BURNT OAK DR	CHESTERFIELD	23234		



4223 HYDE PARK CT	CHESTERFIELD	23831	NEW HYDE PARK ASSOCIATES LLC	4
800 W HUNDRED RD	CHESTERFIELD	23836	HARBOUR EAST VILLAGE LLC	2
6701 IRONBRIDGE PKWY	CHESTERFIELD	23831	IRONBRIDGE AL INVESTORS LLC	2
7300 TAW ST	CHESTERFIELD	23237	MARKET SQUARE V LLC	2
4201 CREEK WY	CHESTERFIELD	23831	PRG ASHTON CREEK ASSOC LLC	2
7101 BENSLEY COMMONS LN	CHESTERFIELD	23237	MARKET SQ ELD HSNQ PH III LLC	1
6112 CRICKLEWOOD DR	CHESTERFIELD	23234	SOUTH POINTE RICHMOND ASSOC LP	1