

COVID-19: Off-Campus Housing Information for students

As we continue to navigate these unprecedented times, below are some answers to frequently asked questions around off-campus housing for students. Should you need further guidance or assistance, please do not hesitate to reach out to reach out to any of the offices listed.

I no longer need my apartment; how can I break my lease?

Before deciding to terminate your lease, students should review the lease carefully to have a full understanding of the termination rights under the lease (if any), the process and any associated fees. Terminating a lease can result in high penalties and/or fees which, unfortunately, cannot be waived due to this pandemic. Generally speaking, a tenant is liable.

Can I postpone the start of my lease?

Financial responsibility for a lease starts as soon as it is signed/executed based upon the start date or commencement date specified in the lease and rent is due accordingly as outlined; regardless of whether or not the tenant takes possession of the apartment on the start date. Once executed, a lease cannot be altered or changed unless both parties agree. Students can inquire about pushing back the start of their lease but there is no legal requirement for landlords or property managers to agree. If the start date cannot be changed, students should look into other options such as subletting if they are not able to move in at the start of the lease.

Because of COVID-19, I can no longer pay my rent. What do I do?

Due to the COVID-19 pandemic, [The State of Maryland](#) has restricted landlords and commercial residential properties from charging late fees or filing to evict a tenant due to non-payment. However, students should be mindful that rent amounts will continue to accumulate until public health guidelines are lifted. Students should contact their property manager or landlord to discuss payment options once normal activities resume.

My lease ends before I can return to campus, what should I do?

Students should be in communication with their landlord or property managers during this time regarding additional assistance and/or extensions needed. With this situation being fluid, there may be opportunities to extend your lease until you can return, especially if a future tenant is not able to move in as planned. Be mindful that the lease may allow the landlord to charge a penalty or extra fees for a tenant who fails to vacate the unit when the lease ends (often called holding over). If a student has to vacate the premises as scheduled, they should look into packing options (a trusted friend or professional mover) and having their items shipped or stored. Below is a list of storage facilities and movers that service the Baltimore area and can be found on the internet. Please note these companies have not been vetted and are not specifically endorsed by JHU.

LOCAL STORAGE FACILITIES	LOCAL MOVING COMPANIES
EZ Storage	Bunjii
Extra Space	Charm City Movers
CubSMART	JK Moving Services
Public Storage	Budget Movers
U-Haul	Baltimore Best Movers

I want to terminate my lease but my roommate wants to stay, what are my options?

If you have an individual lease (yours is the only name listed), you can terminate your lease without it affecting your roommate. If you have a full apartment lease (you and your roommates are listed), you will have to decide as a group to terminate. If your roommates want to continue with the lease they can decide to release you from responsibility of the lease or you can search for someone to sublet your space. Students can list their space on their campus' off-campus housing database to find a sublettor or new roommate.

With classes online through the start of my program, when should I start looking for housing in Baltimore?

Keeping in mind financial responsibility starts when the lease is signed and executed, students should determine what works best for them and their families for when they should move to Baltimore. Once the timeframe is determined, students should start looking within 60 to 90 days prior to their desired move-in date.

With the current state of this pandemic, what are my chances of finding a place to live for the fall?

Most leasing offices are still open, offering virtual tours and processing applications online. Students should be prepared with a budget, desired location, and optimal start date before starting this process; keeping in mind that flexibility may be the key when looking to secure housing sooner than later. To get an idea of what properties are in the area, contact your campus' off-campus housing office.

HOUSING RESOURCES PER SCHOOL – GRADUATE STUDENTS

- [Bloomberg School of Public Health](#)
- [Peabody Institute](#)
- [School of Nursing](#)
- [School of Medicine](#)
- [Whiting School of Engineering](#)
- [School of Education](#)
- [Carey Business School](#)
- [Krieger School of Arts and Sciences](#)
- [School of Advanced International Studies](#)

JOHNS HOPKINS OFF-CAMPUS HOUSING OFFICE – BALTIMORE METRO AREA

- [JHU – Homewood Campus](#)
- [JHMI – East Baltimore Campus](#) (including SoM, SoN, JHSPH, Carey Business School, JHH, and JH Bayview)
- [Peabody Institute – Mt. Vernon Campus](#)

LEGAL RESOURCES – BALTIMORE METRO AREA

- [Fair Housing Action Center of Maryland](#)
- [Maryland Legal Aid](#)
- [State Attorney Office – Baltimore City](#)
- [Maryland Office of the Attorney General – Landlords and Tenants: Tips for Avoiding Disputes](#)
- [Maryland Housing Court](#)