When Eviction Seemed Inevitable,
Legal Advocacy Changed Everything

Sarah Diyanidh and Ana G. Perez, attorneys from Community Health Law Project's Bloomfield office, recently visited the Essex County landlord/tenant court. They were there to share information about our wrap-around legal services in proud partnership with the **New Jersey Department of Community Affairs** Comprehensive Eviction Defense and Diversion Program **(CEDD)**.

While there, Sarah and Ana met a tenant who had arrived late for her eviction hearing. She explained that she **fell behind on rent after being diagnosed with pancreatic cancer and was facing homelessness**.
She walks slowly with a cane and she missed the bus to arrive on time for her hearing. By the time she got there, the judge had already called her case and ruled against her.

But Sarah and Ana took action.



They quickly identified legal errors in the landlord's eviction complaint. They also discovered charges added to the rent amount that the tenant did not legally owe.

After advocating with the court clerk, the judge, and the landlord's attorney, **the judgment was vacated and they secured a 30-day adjournment** to resolve the case.

Beyond the courtroom, our team ensured she had the resources to move forward. With the help of our **CEDD navigator partner, Newark Community Solutions**, they connected her to rental assistance, giving her the lifeline she desperately needed.