

HELP, I CANT PAY RENT DUE TO COVID-19!

ON APRIL 19, THE CONTRA COSTA COUNTY BOARD OF SUPERVISORS ADOPTED AN EMERGENCY EVICTION MORATORIUM TO PROTECT TENANTS UNABLE TO PAY THEIR RENT DUE TO COVID-19 OR THE SHELTER-IN-PLACE ORDER

HOW DOES THE EMERGENCY EVICTION MORATORIUM HELP ME DURING THE COVID-19 CRISIS?



The Eviction Moratorium states that you cannot be evicted for not paying rent if you do not have money due to shelter-in-place, COVID-19 medical impacts, or other COVID-19-related reasons.

WHAT RIGHTS AND PROTECTIONS DO I HAVE?

- **No evictions:** You cannot be evicted for failing to pay rent if you show that you have lost income or have to pay “substantial” medical expenses related to COVID-19. (Exception: A tenant can still be evicted to protect the health and safety of others.)
- **The grace period to pay back-due rent:** Tenants have 120 days (4 months) after the state of emergency ends to repay any rent not paid during the state of emergency (March 16 - May 31st). The current deadline to repay is the end of September.
- **No late fees:** Landlords cannot charge fees for rent that is not paid during the state of emergency (currently March 16-May 31)
- **Rent increases are now prohibited on most multi-unit housing built before 2005.** Due to state law, rent increases are still allowed for: residences built within the last 15 years, single-family homes, owner-occupied duplexes, hotels, senior/adult residential care facilities, school dorms, group housing, and townhouses/condos not owned by a corporation, investment trust or LLC.

HELP, I CANT PAY RENT DUE TO COIVID-19!

WHAT ARE MY RESPONSIBILITIES?

- Write a letter to your landlord within 14 days of your rent being due. Explain that you are unable to pay your rent, and the reason. A sample letter can be found on our website. We recommend sending it by certified mail. Ask your landlord to write/email you to confirm that they received your letter.
- Be prepared to provide documents to your landlord that prove that you are financially unable to pay your rent. Printed letters and screenshots of texts from your employer are acceptable. A letter from your employer is recommended; see our website for examples. Other options include pay stubs, proof of layoff or reduction in work hours, proof of childcare expenses due to statewide school closures, and bank statements showing your financial status before and after the outbreak.
- Pay your unpaid rent within 120 days of the end of the emergency shelter in place order. Note that 120 days is the countywide deadline, but if your city has a longer grace period, that is the deadline that applies to you.



WE'RE IN THIS TOGETHER

Todos Santos tenants union: What is a Tenants Union?
Tenants' unions are created and led by renters themselves to fight for our collective interests and rights.

To find out more about the Todos Santos Tenants Union and for a resource guide, example letters, information on your city, and much more information visit:

www.cococovidresources.com