



**TIPS FOR TENANTS WHO ARE HAVING TROUBLE PAYING RENT
TO STOP EVICTIONS UNTIL
DECEMBER 31, 2020
CDC EVICTION MORATORIUM**

To stop the landlord from filing an eviction against you for nonpayment of rent, provide your landlord a signed, written declaration (and keep copies) that says the following:

- I have used best efforts to obtain all available government assistance for rent or housing;
- I either expect to earn no more than \$99,000 in 2020 (or \$198,000 if filing a joint tax return), I was not required to report any income in 2019, or I received a stimulus check.
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, a cut in hours of work or wages, lay-offs, or extraordinary out of pocket medical expenses.
- I am using best efforts to make timely partial payments that are close to the full payment as I can pay, taking into account my other critical expenses.
- If evicted, I would likely become homeless or move into a unit with other people who live in close quarters because I have no other available housing options.
- I understand I must still pay rent, housing payments and comply with other lease or contract obligations. I understand that fees, interest and late fees may still be charged or collected.
- I understand that this halt to my eviction will end December 31, 2020 and then I may be required to pay all back rent or my landlord can file an eviction complaint against me.
- I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages or imprisonment.
- I certify under penalty of perjury, pursuant to 28 U.S.C. 1746, that the statements on this declaration are true and correct.

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DOES the CDC Order stop all evictions?	No, a landlord can still evict any tenant that engages in the any of the following: (1) criminal activity on the premises; (2) threatening the health or safety of other residents; (3) damaging or posing an immediate and significant risk of damage to property; (4) violating health and safety code, ordinances or regulations; (5) violating other parts of the lease or contract other than nonpayment or late fees, fees or penalties.
WHAT happens if the landlord or the tenant violate the Order?	There is a \$100,000 penalty for violating the CDC's Order. Landlords should not evict tenants who comply with the Order and tenants should tell the truth in the declaration. If you as the tenant have not completed one of the requirements, you should wait to sign the declaration until such time as all statements in the declaration are true.
CAN the landlord still charge me rent and late fees and get an eviction judgment against me?	Tenants will continue to owe rent (and late fees if they are in the lease) and you as the tenant should pay the landlord whatever amount of the owed rent you are able to pay. If you provide the landlord the declaration, the landlord cannot get an eviction judgment against you for nonpayment rent or late fees until after December 31, 2020. However, after that date, the landlord can file an eviction action against you for any unpaid rent, late fees, and penalties.
WHAT are extraordinary out-of-pocket medical expenses?	Extraordinary out-of-pocket medical expenses are unreimbursed medical expenses (not covered by insurance) likely to exceed 7.5% of your adjusted gross (before taxes) income for the year.
DO I need to get the form notarized or provide supplementation?	No, the declaration form does not need to be notarized. However, it is important to know that signing the form is under penalty of perjury. Tenants are not required to provide supportive documents to stop an eviction from happening under the CDC Order.
WHERE can I apply for rental assistance?	A statewide list of governmental agencies offering rental assistance can be found here: (Find list of rent assistance here: https://housing.az.gov/general-public/rental-assistance-resources-eviction-prevention)
WHO has to sign the declaration?	Every adult on the lease has to sign the declaration.
What does "available housing options" mean?	Decent, available and affordable housing that would not violate Federal, State, or local occupancy standards and would not result in an overall increase of rent to you as the tenant.