

# COVID-19 Tenants' Rights

The COVID Tenant Relief Act is a state law that outlines new rights and responsibilities for tenants and landlords due to the COVID-19 pandemic. The law applies to all tenants, regardless of their immigration status or whether they have a formal lease.



## Staying SAFE after an eviction notice

**Stay in your home.** If you receive an eviction notice, that does not mean you need to leave immediately. There may be legal protections to help you stay in your home.

**Advice from a lawyer is key.** You should consult with a lawyer as quickly as possible. Visit [LawHelpCA.org](http://LawHelpCA.org) to find local legal aid options.

**Form must be returned to landlord within 15 days of receiving a Notice to Pay Rent or Quit for missed rent.** Tenants should sign and return a Declaration of COVID-19 Financial Distress form to their landlord if they have been financially impacted by the pandemic. Quickly returning this form, within 15 business days, is the critical step for tenants to be protected from eviction.

**Everything should be documented.** You should keep records as proof of all action and correspondence (e.g., sending the declaration, paying any portion of rent, etc.).

*Customized protections report, declaration forms, and more at [housingiskey.com](http://housingiskey.com).*

## How am I protected from eviction for unpaid rent under the Act?

If you received a pay-or-quit eviction notice for missed rent since March 1, 2020, due to COVID-19 financial challenges, landlords are required to provide a "Declaration of COVID-19 financial distress" form with the 15-day pay-or-quit eviction notice. Signing and returning the form to your landlord within 15 business days of receiving the eviction notice is the critical step to being protected from eviction. If your household income is below \$100,000/year, you are not required to provide any additional documentation besides the signed form.

## If I received any other type of eviction notice?

Until July 1, 2021, a landlord can only evict you if they provide a legally valid reason. It is illegal for a landlord to give an eviction notice without a stated reason, and the stated reason must match one of the valid reasons allowed by the law. You may also be protected through other federal, state, and local laws. Seek legal assistance to determine what protections apply.

## If I returned the form within 15 business days, how am I protected?

Missed Rent from	Mar. 1 – Aug. 31, 2020	Sept. 1, 2020 – June 30, 2021
<b>How are you protected from eviction?</b>	You can never be evicted for failing to pay this rent.	You cannot be evicted until July 1, 2021 for failing to pay this rent. If you pay 25% of your rent due during this period by June 30, 2021, you can never be evicted for failing to pay this rent.
<b>What about the rent owed?</b>	You still owe the missed rent, even if you cannot be evicted for it. Your landlord could sue you for the missed rent. It is illegal for your landlord to retaliate or harass you because of your missed rent.	



LawHelpCA.org

**HOUSING IS KEY**