

# KNOW YOUR RIGHTS: CALIFORNIA'S COVID-19 TENANT RELIEF ACT OF 2020

**LEGAL SERVICES**  
of  
NORTHERN CALIFORNIA  
[WWW.LSNC.NET](http://WWW.LSNC.NET)



## I CAN'T PAY MY RENT NOW. CAN I BE EVICTED?

If you have not been able to pay rent for any time since March 1, 2020, your landlord must give you a 15-day notice. This new notice must give you 15 days to pay rent or to tell the landlord you cannot pay because of COVID-19. Your landlord must give you a form called a "Declaration" with the 15-day notice.

If you cannot pay your rent because of COVID-19, you must sign and give the Declaration to your landlord. You must do this within 15 business days. If you do this, your landlord cannot evict you for not paying the rent right now.

## I COULDN'T PAY MY RENT BETWEEN MARCH 1, 2020 AND AUGUST 31, 2020.

If you haven't been able to pay rent between March and August, your landlord must give you a new 15-day notice.

You can never be evicted for rent you couldn't pay between March 1, 2020 and August 31, 2020 if you:

1. Couldn't pay rent for COVID-19 reasons AND
2. Sign and return the form called "Declaration of COVID-19 Related Financial Distress" your landlord has to give you within FIFTEEN DAYS.



## I CAN'T PAY MY RENT BETWEEN SEPTEMBER 1, 2020 AND JANUARY 31, 2021.

You can never be evicted for rent you couldn't pay between September 1, 2020 and January 31, 2021 if you:

1. Couldn't pay rent for COVID-19 reasons, AND
2. Sign and return the declaration form every time your landlord asks you to within FIFTEEN DAYS, AND
3. Pay at least 25% of your September - January total rent by January 31, 2021. Total rent means your rent and any charges you pay your landlord, such as utilities.

*\*\* Write on your rent check or money order that your payment is for the current month of rent. Write a letter telling your landlord this also.\*\**



QR CODE FOR  
DECLARATION



QR CODE FOR  
RENT LETTER



PLEASE TURN OVER FOR MORE INFORMATION

## WHAT IF I CAN'T PAY EVEN 25% OF MY SEPTEMBER TO JANUARY RENT BY JANUARY 31, 2021?

You must still sign the declaration form every time your landlord asks you to. Your landlord can't file an eviction case for unpaid rent until February 1, 2021 as long as you sign and return the declaration form within FIFTEEN DAYS.



## DO I STILL OWE MY LANDLORD FOR RENT I COULD NOT PAY BETWEEN MARCH 1, 2020 AND JANUARY 31, 2021?

You still owe this rent to the landlord. This means your landlord can sue you in small claims court on or after March 1, 2021 for the rent. The small claims court can give your landlord a "judgment" if the court agrees that you owe the rent your landlord is asking you for.



## I GOT AN EVICTION NOTICE BUT MY LANDLORD DIDN'T TELL ME WHY THEY'RE EVICTING ME.

The new law says a renter can't be evicted without a reason if the notice expires between March 1, 2020 and January 31, 2021. This means that any eviction notice or notice to move out must say why the landlord wants you to move out. If you have a notice telling you to move out, you can call us to find out if the reason in the notice is legal right now.



## THERE ARE OTHER FEDERAL, STATE, AND LOCAL LAWS THAT MAY ALSO PROTECT YOU.

Call us for free legal advice. We can help you find out what laws apply to you.

SCAN THIS QR CODE IF YOU WANT MORE INFORMATION ABOUT THESE PROTECTIONS

