

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

What happens if I can't pay my rent?

You may receive a 15-day notice to pay rent or quit from the Landlord.

- A 3-day notice to pay rent or quit is invalid for the period of March 1, 2020 through June 30, 2021.

Your Landlord must provide you with a declaration of COVID-related financial distress to sign if a 15-day notice to pay rent or quit is provided.

Tips:

- You should only sign if the statements are true and apply to you.
- You do not need to provide proof to the Landlord about your income loss unless the Landlord has evidence that you are a "high income" earner. (Note: If available, you should still maintain proof for your records.)
- Sign and return the declaration to your Landlord within 15 days if the declaration applies to you.
- Keep proof of submission i.e. Take a picture or make a copy of the signed declaration and keep it in a safe place.
- Provide a declaration for each month that your Landlord provides the notice or each month your financial status is impacted by COVID-19.

I signed the declaration of COVID-related financial distress. Now what?

March 1, 2020 - August 31, 2020 rental debt:

- The Landlord can pursue 100% of the debt in small claims beginning on or after August 1, 2021.
- It cannot be a basis to evict you.

September 1, 2020 - June 30, 2021 rental debt:

- The Landlord can pursue 75% of the debt in small claims beginning on or after August 1, 2021.
- You must pay at least 25% of the debt by July 1, 2021.
- If you do not pay at least 25% of the rental debt, the Landlord may file an eviction action beginning July 1, 2021.

Tips:

- Each time you make a payment toward the 25%, write on the check or money order the month it is to be applied.
- Keep copies/receipts of the check or money order for your records.

Starting July 1, 2021:

- Resume paying monthly rent as it becomes due.
- Unless additional protections are added or current laws are extended, you must timely pay rent on July 1, 2021 and every month thereafter.

Can my landlord evict me for any other reason besides non-payment of rent?

Until June 30, 2021, landlords have limited reasons for when they may file an eviction action.

Some examples:

- Violation of an important rental agreement term
- Engaging in criminal activity
- Committing “nuisance” or “waste” at the rental unit

There are additional federal protections, including orders from the Center for Disease Control and Prevention (CDC), as well as local protections that may apply. For more information, you may contact Neighborhood Legal Services of Los Angeles County (NLSLA) by calling (800) 433-6251.

Do you need free legal help?

Contact NLSLA

Call 800-433-6251 or apply online at nlsla.org



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(APAWLA)

This flyer was last updated on March 11, 2021. The information on this document is valid as of the date the material was prepared. For the latest information, seek legal advice. The information on this document is general information and not legal advice.