

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

## What happens if I can't pay my rent?

Landlord may serve a 3 day notice to pay or quit for rent due October 2021 – present.

Landlord must serve a 15 day notice to pay or quit for rent due from March 2020 – September 2021.

If there is a pending rental assistance application, be sure to communicate that to landlord in writing

### 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 2020 – September 2021 rental debt:

- The landlord can pursue unpaid rental debt in smalls claims after November 1, 2021.
- It cannot form the basis of an eviction

### October 2021 to March 2022 rental debt:

- You can apply for rental assistance if you have not been able to keep up with your rent in these months
- Landlord can pursue an eviction if your application for rental assistance was denied for these months
- City of LA residents have more protections
- County of LA tenants have protections beyond March 2022

### 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.

**CALL OUR OFFICE FOR FREE ADVICE  
ABOUT YOUR SITUATION**

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

### **Yes and NO:**

- Landlords may try to evict for some fault reasons (i.e. breach of lease, criminal activity, "nuisance or waste")
- Some no-fault reasons (i.e. expiration of the lease, termination of the contract, owner move in") may not be used to evict tenants
- Tenants in the city of LA are protected from some of these reasons
- Tenants in the County of LA are also protected from some of these reasons

**CALL OUR OFFICE FOR FREE ADVICE ABOUT YOUR SITUATION**

**Do you need free legal help?**

**Contact NLSLA**

Call 800-433-6251 or apply online at [nlsla.org](https://nlsla.org)



Asian Pacific American  
Women Lawyers Alliance  
(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.