

SEIU MEMBERS

LEARN HOW TO AVOID EVICTION & GET UP TO 100% ASSISTANCE WITH UNPAID RENT & UTILITIES

URGENT APPLICATION DEADLINE

California has new help available for renters affected by the COVID-19 pandemic. You may be able to avoid being evicted and/or get 100% of unpaid rent and utilities paid.

SEIU members fought for these critical measures to help families affected by the pandemic. We know these protections are just the beginning, and we'll continue fighting for the much-needed long-term housing security our members need to remain in their homes while California recovers from the COVID-19 pandemic and beyond.



APPLY FOR RENTAL ASSISTANCE NOW!

California has promised to pay 100% of unpaid rent accrued since April 1, 2020 for low-income renters who have COVID-19 related financial impacts. There is also money to help renters pay utility bills.

TO QUALIFY, A RENTER MUST:

- **Have income at or below 80% of the Area Median Income**
- **Have experienced COVID-19 related financial impacts (lost income, increased expenses, etc.), and**
- **Be at risk of homelessness or housing instability**

Go to **HousingIsKey.com** or call **1-833-430-2122** to apply for 18 months of rental assistance and/or 12 months of utility assistance.

*HousingIsKey.com is now available in six different languages

*Renters can apply for rental assistance even if their landlord does not apply.

*If you have already moved out of your home and have unpaid rent, you are still eligible for assistance on that unpaid rent.



PREVENT EVICTION

For renters who are unable to pay rent due to COVID-19-related financial impacts (lost income, increased expenses, etc.) and who submit the specific declaration to their landlord



RENT DUE

March 1, 2020 - August 31, 2020

Unpaid rent cannot be the basis for eviction, but it can be recovered in small claims court after October 1, 2021, UNLESS the landlord has received governmental rental assistance funding and waived any remaining rental debt.



RENT DUE

September 1, 2020 - September 30, 2021

25% of rent for each month of this period must be paid by September 30, 2021 to avoid eviction for unpaid rent. The rest can be recovered in court after October 1, 2021, UNLESS the landlord has received governmental rental assistance funding and waived any remaining rental debt.

- The 25% can be paid each month or in a lump sum by September 30, 2021.
- Even if a renter can not pay the 25%, they are protected from eviction until October 1, 2021 so long as they have completed the declaration.

For renters who are unable to pay rent due to decreased income or increased out-of-pocket medical expenses, whether or not that is related to COVID-19, and who submit the appropriate declaration to their landlord.



RENT DUE

October 1, 2021 - March 31, 2022

From October 1, 2021, through March 31, 2022, a landlord seeking to evict a renter for nonpayment of rent must show the court that the landlord applied for rental assistance and either that the application was denied or that the renter has not applied for assistance within a specified time period. A renter subject to an eviction case who has been approved for rental assistance can ask the court to pause the case until funding is received. It will restart if the renter does not qualify for rental assistance.

No one who has COVID-19 financial related impacts that were not remedied by public assistance can be lawfully evicted for not paying rent from March 2020 to September 30, 2021, so long as these conditions are met:

- **For rent due between March 1, 2020 and August 31, 2020, a renter who completes a specific declaration that they have “COVID-19 related financial distress” can never be evicted because they did not pay that rent.**
- **For rent due between September 1, 2020 and September 30, 2021, a renter who completes a**

declaration that they have “COVID-19 related financial distress,” AND pays 25% of the rent due for each month of that time period by September 30, 2021, can never be lawfully evicted because they did not pay the rest of that rent.

- » The 25% can be paid each month or in a lump sum by September 30, 2021.
- » Even if a renter can not pay the 25%, they are protected from eviction until October 1, 2021 so long as they have completed the declaration.

LANDLORDS MAY NOT EVICT A RENTER WITHOUT STATING AN ALLOWABLE REASON UNTIL SEPTEMBER 30, 2021.

- If a landlord wants to evict a tenant for rent that was not paid between March 2020 and September 30, 2021, the landlord must give the renter a notice to “pay rent or quit” that explains the new law AND a blank declaration form the renter can sign. The renter must sign and return this form within 15 days (keeping a copy and proof that they sent it). They must also sign a declaration and return it to the landlord each time they receive a 15 day notice.
- A landlord can seek to recover any unpaid rent in court after October 1, 2021, UNLESS the landlord has received governmental rental assistance funding and waived any remaining rental debt.
- If a renter is currently being evicted and has applied for California’s rental assistance, they can ask the court to pause the case until funding is received.
- Landlords are prohibited from charging late fees or interest for non-payment of rent due between March 1, 2020 and September 30, 2021.
- Landlords are required to apply renter’s rental payments to the current month’s rent, unless the renter agrees in writing that the landlord can apply it to a previous month’s rent.
- Landlords face increased penalties for illegally locking tenants out, or doing things like shutting off utilities or harassing tenants, where the renter has provided the landlord a signed declaration that they have “COVID-19 related financial distress.”
- Landlords and screening companies are prohibited from considering rental debt accrued between March 1, 2020 and September 30, 2021, as a negative factor when evaluating a renter’s qualifications to rent.
- Unless there is a local law in place with other eviction protections, landlords may still be able to evict tenants for reasons other than non-payment of rent, however, landlords may NOT evict tenants as retaliation for exercising their rights under this law.

Some cities and counties have passed even stronger laws that provide even greater protections. However, because these laws and how they interact can be complicated, renters should talk to a local lawyer to make sure they are getting accurate advice.

REMEMBER!

KEEP CAREFUL RECORDS OF:

- **All of your rent payments and receipts from your landlord**
- **Any communication with your landlord**
- **Any notices sent by the landlord and any declaration you send to the landlord that you have COVID-19 related financial impacts**

GET LEGAL HELP

If you think you have met these conditions and your landlord still threatens eviction or to be sure you are getting good advice about any local laws that will help renters in your area, visit www.lawhelpca.org to find a list of organizations that give free legal services to low-income renters in your area.

