



COVID-19 Eviction Moratorium Factsheet

On March 17, 2020 the City of East Palo Alto declared a local emergency due to the COVID-19 pandemic. On March 26, 2020, the City adopted an ordinance imposing a moratorium on evictions for failure to pay rent due to financial impacts related to COVID-19 for the period of the local emergency.

IMPORTANT DATES

- Date of the declaration of local emergency: March 17, 2020
- Duration of the eviction moratorium: It has been extended to **Sep. 30, 2020**. It will be automatically extended if the State extends the State of Emergency beyond September 30.

The moratorium on residential evictions is in effect only during the period of the State's State of Emergency.

THIS MORATORIUM ONLY APPLIES TO RESIDENTIAL EVICTIONS FOR NON-PAYMENT OF RENT DUE TO FINANCIAL IMPACT/HARDSHIP RELATED TO COVID-19 AND NON-FAULT EVICTIONS DURING THE STATE OF EMERGENCY.

WHAT AFFECTED TENANTS MUST DO:

- **Notify landlords in writing and provide documentation within 30 days of receipt of the landlord's required Moratorium Notice.**

State the ways in which they have been financially impacted, this can include:

- Caring for myself or family member who is sick with COVID-19
- Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19
- Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency
- Extraordinary out-of-pocket medical expenses
- Childcare needs arising from school closures related to COVID-19
- **Provide documentation, which can include:**
 - COVID-19 Positive result documentation
 - Letter, email, texts related to lay-off, loss of hours or other income reduction
 - Health authority communication about recommendation to stay home, self-quarantine, etc.
 - Medical bills
 - Receipts/invoices of child-care costs
 - Other

RENT REPAYMENT

The ordinance does not relieve the tenant from eventually paying the rent within 180 DAYS after the expiration of the State of Emergency. The landlord may not charge a late fee on the rent.

TEMPLATE LETTER

On the back of this sheet is a template letter tenants may use to notify their landlords of inability to pay rent due to financial impacts caused by COVID19. Tenants should keep a copy of the letter for their records.

A complete copy of the City's Moratorium Ordinance can be found at the following link:

For updates related to COVID19 visit <http://www.ci.east-palo-alto.ca.us>
For information about Rent Stabilization email us at rentprogram@cityofepa.org.