



Rent Stabilization Board

## The Berkeley COVID-19 Eviction Moratorium Ends September 1, 2023

Starting September 1, 2023, all eviction protections arising from COVID-19 will have expired. State law and the good cause for eviction provisions of the Rent Stabilization Ordinance will again regulate terminations of tenancy and evictions.

For more information about evictions in Berkeley, please visit our website:

<https://rentboard.berkeleyca.gov/rights-responsibilities/evictions>



**This webpage has information related to:**

- The Eviction Process
- Good Cause for Evictions and Other Local Requirements
- Improper Landlord Actions and Wrongful Evictions
- Owner Move-In (OMI) Eviction
- Ellis Act Eviction



**If you have received an eviction notice and need assistance with understanding the process and your rights and resources that may be available to you, please contact a Housing Counselor at the Rent Board.**

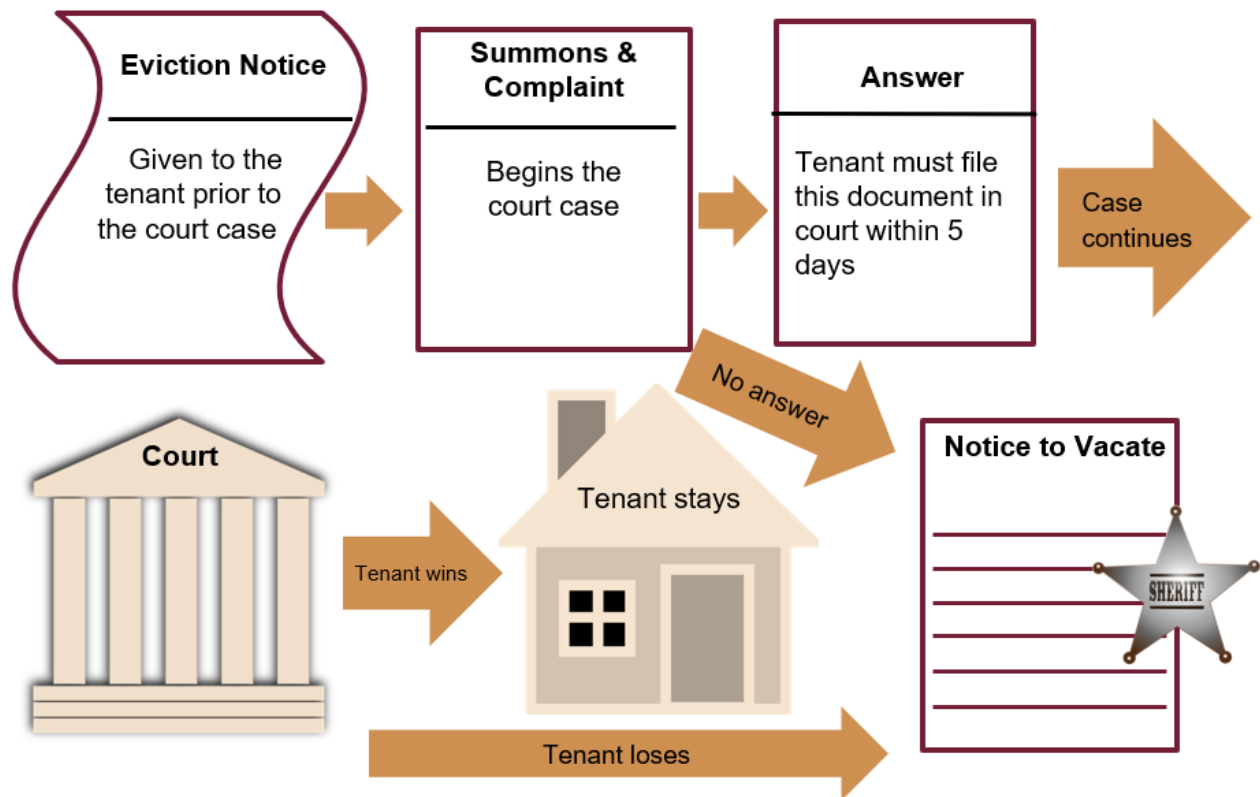
**The eviction process can move quickly! It's important to understand action you can take to respond to any notices related to an eviction.**

**Phone:** (510) 981-7368 Ext.1

**Email:** [rent@berkeleyca.gov](mailto:rent@berkeleyca.gov)

**Request an Appointment:** [tinyurl.com/rentboardappt](https://tinyurl.com/rentboardappt)

# The Eviction Process



## FREQUENTLY ASKED QUESTIONS

**Q: If I owe back rent accumulated during the Eviction Moratorium, can I be evicted after September 1, 2023?**

A: While it is still owed, the back rent from April 2020 - April 2023 generally cannot be used as justification for initiating an eviction. However, tenants may be vulnerable to eviction if they did not pay rent due between May 1 - August 31, 2023, and did not provide a declaration or documentation of inability to pay rent due to a COVID-19 related reason.

**Q: Can a landlord evict for substantial violations of the lease agreement after September 1, 2023?**

A: Yes. Once the Eviction Moratorium ends, landlords can pursue evictions based on alleged substantial violations of the lease agreement and other reasons outlined in the Good Cause for Eviction Ordinance – See Berkeley Municipal Code section 13.76.130.

**Q: What help is available if I owe back rent or cannot make future rent payments?**

A: Please visit [tinyurl.com/housing-grants](https://tinyurl.com/housing-grants) or call (510) 452-4541 for information and eligibility requirements for the Housing Retention Program. Additionally, you may be eligible for services to help negotiate payback plans or other mutual resolutions with the landlord to maintain your housing.