



Can't Pay Rent Due to COVID-19? You Have Protections - **ACT NOW!**

Esta información está disponible en español en nuestro sitio web: cityofberkeley.info/rent

We are receiving many calls about the moratorium and issues around lease breaking. Visit our website for FAQs.

Please check our website and email us questions to: rent@cityofberkeley.info.

Or call and leave a message for a Rent Board Housing Counselor: 510-981-RENT (7368)

THE GOVERNOR'S ORDER - Governor Newsom's March 27th order prohibits displacement of tenants who have failed to pay rent due to financial impacts related to COVID-19. These protections will be in effect at least through May 31st.

Notify your landlord of your inability to pay all or part of your rent as a result of the impacts of COVID-19 before the rent is due. **You MUST provide written notice NO LATER THAN 7 DAYS after the rent due date.** Once you have notified your landlord, you must keep as much documentation of your inability to pay the rent as possible, such as: letters from your employer, physician or child-care provider, pay stubs, unemployment applications, termination notices, etc.

BERKELEY'S EVICTION MORATORIUM & TENANT HOUSING RETENTION GRANTS - On March 17th, the Mayor and City Council adopted a moratorium on residential evictions for failure to pay rent because of financial impacts related to COVID-19. Under this moratorium:

- Owners cannot evict tenants financially impacted due to COVID-19 if properly notified (see above).
- Tenants should notify their landlords, in writing, as soon as possible (see above and visit our website).
- Most no-fault evictions are also prohibited during the period of the emergency.
- Tenants are expected to pay the back rent owed but will be given additional time to pay. After six months, tenants can be sued for the unpaid rent, but not evicted if the back rent was caused by the COVID-19 emergency.
- Landlords may request that the City of Berkeley grant a waiver of this Ordinance. Landlords may also challenge the tenant's assertion that they are financially impacted by COVID-19.
- The Mayor and City Council have established a tenant relief fund that will distribute grants to qualifying tenants to help them keep their housing. Information about these Housing Retention Grants is available at www.cityofberkeley.info/covid19-housing-retention. You may also email berkeleyhrp@ebclc.org or call (510) 548-4040 ext. 629.

NOTE: IF YOU RECEIVE A 3-DAY NOTICE OR AN EVICTION NOTICE, YOU SHOULD CONTACT OUR OFFICE IMMEDIATELY via email at rent@cityofberkeley.info or by calling 510-981-RENT (7368).



SHELTER-IN-PLACE WITHOUT FEAR OF *EVICION*

TENANTS HAVE IMPORTANT RIGHTS BUT YOU MUST ACT **IMMEDIATELY** TO BE PROTECTED!

In response to the COVID-19 emergency, the Governor and Berkeley City Council have taken important steps to protect many Berkeley tenants from eviction. The key things for Berkeley tenants financially impacted by COVID-19 to remember:

NOTIFY YOUR LANDLORD IN WRITING

- **NO LATER THAN 7 DAYS AFTER YOUR RENT WAS DUE, notify your landlord of your inability to pay some or all of your rent (email is fine).** Something simple is acceptable for the initial notification, but you may be required to provide details at a later date.

GATHER SUPPORTING DOCUMENTATION

- You must keep documentation that shows why you cannot pay the full rent. In the future, you may have to prove how you were financially impacted.

LANDLORD MAY REQUEST WAIVER

- Your landlord may request a waiver of the City Ordinance or challenge your claim of financial hardship.

UNPAID RENT STILL OWED

- You will still owe any unpaid rent and will be expected to repay it within 6 months of the date the COVID-19 State of Emergency is over.

TENANT RELIEF FUND

- The Mayor and City Council have established a tenant relief fund that will distribute Housing Retention Grants to qualifying tenants (see reverse for more info).

NOTE: IF YOU RECEIVE A 3-DAY NOTICE OR AN EVICTION NOTICE, YOU SHOULD CONTACT OUR OFFICE IMMEDIATELY VIA EMAIL AT rent@cityofberkeley.info or by calling 510-981-RENT.

NOTA: SI RECIBE UNA AVISO DE 3 DÍAS O UNA NOTIFICACIÓN DE DESALOJO, DEBE CONTACTAR NUESTRA OFICINA INMEDIATAMENTE POR CORREO ELECTRÓNICO AL rent@cityofberkeley.info o llamando al 510-981-RENT.



Rent Stabilization Board
2125 Milvia Street
Berkeley, CA 94704
April 2020

www.cityofberkeley.info/rent

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
OAKLAND CA
PERMIT NO. 8018