



COMMUNITY  
LEGAL SERVICES  
IN EAST PALO ALTO

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## IMPORTANT INFORMATION FOR RENTERS: **COVID-19 TENANT RELIEF ACT OF 2020 (AB 3088)**

This new California law provides renters protection from eviction for COVID-19 related rent debt if certain steps are taken. Additionally, San Mateo County provides renters who take certain steps an extended period to pay their rent debt before the landlord can bring a collection action.

### TO AVOID EVICTION FOR RENT YOU COULD NOT PAY DUE TO COVID-19:

- **Provide a signed and completed [Declaration of COVID-19 Related Financial Distress](#) to your landlord NOW.** Then, give your landlord a new signed Declaration form each month if your landlord gives you a written demand for payment. Complete and mail that form to your landlord within 15 days. Take a photo of the form before you mail it.
- **Pay at least 25% of each rental payment due for the period of September 1, 2020 through January 31, 2021.** You must pay this amount by January 31, 2021. Each time you make a payment toward this amount, write on the check or money order that the payment is for the current month of rent.
- **Starting February 1, 2021, resume paying the monthly rent in full as it becomes due.** As of now, there are no protections against eviction for failing to pay rent for February or later.

### WHAT HAPPENS IF I CAN'T PAY RENT RIGHT NOW?

- If you pay 25% of the rent for September 2020 through January 2021 by January 31, 2021 and provide a completed Declaration of COVID-19 Related Financial Distress to the landlord, you cannot be evicted for any rent owed between March 1, 2020 and January 31, 2021. You still owe the rest of the rent and your landlord can try to collect that money in Small Claims Court. Get help from a free lawyer if this happens.
- Contact an attorney if you need advice about how to get more time to pay back unpaid rent.
- Apply for rental assistance with the core service agency in your area: <https://www.youarecommunity.org/get-more-help>



Call Community Legal Services in East Palo Alto at **(650) 326-6440** for free legal assistance



Visit [www.youarecommunity.org](https://www.youarecommunity.org) for more information and resources, including detailed information about when and how to fill out the Declaration of COVID-19 Related Financial Distress