

KNOW YOUR RIGHTS

California State Law (AB 3088, SB 91, AB 832) gives you the following protections under the Covid-19 Tenant Relief Act which protects renters who have experienced Covid-19-related financial distress (circumstances related to the Covid-19 pandemic that may have reduced your income or increased your expenses) from being evicted for failing to make rental payments due between March 1, 2020 and September 30, 2021.

If you were unable to pay all or some of your rent between March 1, 2020 and August 31, 2020

- If your landlord gives you a notice to "pay or quit," they must [provide a notification](#) which explains your rights and obligations. (A notice to "pay or quit" is a notice from your landlord that gives you a certain amount of time to pay the outstanding rent you owe or vacate your home.)
- You cannot be evicted IF you return a [declaration of COVID-19 related financial distress](#), signed under penalty of perjury, and returned within 15 business days of receiving a notice to "pay or quit."
- Your landlord must provide this to you to [complete and sign, and it must be in the language of your rental agreement](#) if you entered into your rental agreement on or after September 1, 2020.

It is very important that you provide the signed declaration within 15 business days or an eviction proceeding may be filed against you.

- If your [household income is more than 130% of the median household income](#) in your county and more than \$100,000, your landlord may demand proof of your COVID-19 related hardship be provided to support your declaration. There are several things you can use to satisfy this requirement, such as a tax return, pay stubs, and a statement from your employer, among other things.
- If you are unable to provide the declaration to your landlord within 15 business days, you may still submit the declaration to the court for similar protections if you have a "good reason" for not providing it.

"Good reasons" include mistakes, inadvertence, surprise, or excusable neglect as interpreted in the [California Code of Civil Procedure](#).

If you were unable to pay all or some of your rent between September 1, 2020 and September 30, 2021

- All of the same rights and obligations above apply.
- In addition, by September 30, 2021, you must pay at least 25% of the rent due during the period of September 1, 2020 through September 30, 2021.

You may do this by paying at least 25% each month, or by paying a lump sum equaling 25% of your rent during the time period, or by some other means.

The key thing to remember is that - by September 30, 2021 - you must pay 25% of the rent due between September 1, 2020 through September 30, 2021.

Other Things You Need to Know

- Until October 1, 2021, a landlord can only evict a tenant if they provide a legally valid reason.
 - It is illegal for a landlord to give a tenant a 30- or 60-day eviction notice without a stated reason. This is commonly known as a "no-cause" eviction.
 - The stated reason must match one of the valid reasons allowed by the law, a "just cause" eviction.
- Landlords who do such things as lock tenants out, remove personal property or shut of utility services to evict a tenant, rather than going through the required court process, could face fines of between \$1,000 and \$2,500. These penalties are in effect until October 1, 2021.
- If you believe you have been unlawfully evicted or if you need legal advice, you should consult with an attorney. If you need low- or no-cost legal help, the following resources are below:

Statewide Legal Resources

- **Child Care Law Center (for family child care housing related issues)**
1832 Second St, Suite K
Berkeley, CA 94710
(415) 558-8005
<https://www.childcarelaw.org>
- **California Courts-Judicial Council Self-help**
<https://www.courts.ca.gov/selfhelp-eviction.htm>
- **LawHelpCA.org**
<https://www.lawhelpca.org/search?search=/legal-directory>
- **State of California-Housing is Key website**
Tenant Resources
<https://housing.ca.gov/tenant/resources.html>

Monterey County Legal Resources

- **California Rural Legal Assistance**
Salinas Regional Office
3 Williams Road
Salinas, CA 93905

(831) 757-5221

www.crla.org

- **Eden Council for Hope & Opportunity**

Monterey Office

570 Pacific Street

Monterey, CA 93940

(831) 566-0824

Email: contact@echofairhousing.org

www.echofairhousing.org

- **Legal Services for Seniors**

915 Hilby Avenue, Suite 2

Seaside, California 93955

(831) 899-0492

www.lssmc.net

- **Watsonville Law Center**

315 Main St, Suite 207

Watsonville, CA 95076

(831) 722-2845

<https://www.watsonvillelawcenter.org/>