



EVICTION INFORMATION FOR TENANTS AND LANDLORDS



New State Law AB 3088

(No COVID-19 Related Evictions Until February 1, 2021)



This new law gives tenants eviction protections if they miss rent due to COVID-19 and it also requires landlords to follow new rules.

Tenants who owe rent between March 1, 2020 – January 31, 2021 may be protected from eviction if they notify their landlord in writing.

Tenants still owe their landlords any unpaid rent, but landlords can't evict tenants for not paying during this period.

Tenants are NOT automatically protected, they must take action to be protected.

INFORMATION FOR TENANTS

Behind on Rent Due to COVID-19?

Here is what you need to do to be protected

Your landlord may send you a Declaration form with any demand for late rent. Sign the Declaration form and send it back each time you get it. The Declaration form tells your landlord you had trouble paying rent due to COVID-19. You need to return it within 15 days. The form can protect you from being evicted.

You don't have to wait for your landlord to give you the Declaration form. You can find the form at housingiskey.com. If you owe rent, you can print and sign the form and send it to your landlord right away.

If you can not pay your rent in full between September 1, 2020 to January 31, 2021, **you also must pay at least 25% of the rent for that period** in order to receive eviction protection. This payment needs to be made by January 31, 2021.

When you make a payment, tell the landlord in writing to apply the payment to the unpaid rent. Get a written receipt.

Your landlord might still go to court for the unpaid rent but they can't evict you because of it. If you get court papers, pay attention and respond on time!

You will have to start to pay your full rent on February 1, 2021

THIS NEW LAW

Supersedes any local moratorium and it is applicable in the entire state of California.

Extends notice period for non-payment of rent from 3 to 15 days.

Requires landlords to provide hardship declaration forms in different languages.

Provides tenants a backstop if they have a good reason for failing to return the hardship declaration within 15 days.

Provides additional protection for evictions even if you have paid your rent.



INFORMATION FOR LANDLORDS

- Higher income tenants (over \$100K) must provide documentation to support their declaration upon a landlord's request.
- Landlords may begin to recover this debt on March 1, 2021. This expanded small claims court provision sunsets on February 1, 2025.
- Extends the Homeowners' Bill of Rights' anti-foreclosure protections to small landlords, 1-4 units, non-owner occupied.
- Expands borrower's rights in relation to forbearance for homeowners with their mortgages.
- Requires landlords to provide tenants a notice detailing their rights under the new law.
- Increases penalties on landlords who resort to self-help (i.e., locking the tenant out, throwing property out onto the curb, shutting off utilities) to evict a tenant, rather than going through the required court process.

With every notice given to your tenants to pay rent, you must:

- Notify them of their rights under AB 3088 using the special language found in AB 3088.
- State the amounts of rent overdue for each month.
- Include a blank "Declaration" that tenants can return to you.
- Use the special language required under AB 3088.



Legal Assistance:

California Rural Legal Assistance (CRLA)
(831) 724-2253
21 Carr Street, Watsonville

Santa Cruz County Superior Court (Self-Help Center)
(831) 786-7200 (Option 4)
1 2nd St, Watsonville

Senior Legal Services of Santa Cruz County (Age 60 and over)
help@seniorlegal.org
(831) 426-8824
501 Soquel Avenue, Suite F, Santa Cruz

Watsonville Law Center
watsonvillelawcenter.org
(831) 722-2845
315 Main Street, Suite 207, Watsonville



Rental Assistance:

City of Watsonville - Housing
housing@cityofwatsonville.org
(831) 768-3080
Mon - Fri 7:30 am to 4:30 pm
250 Main Street, Watsonville

Community Action Board Inc.
www.cabinc.org
(831) 457-1741
406 Main Street, Suite 221, Watsonville

Housing Authority
www.hacosantacruz.org
(831) 454-9455
2160 41st Avenue, Capitola

Families in Transition (FIT)
www.fitsantacruz.org
(831) 728-9791
406 Main Street, Suite 326, Watsonville



Online Resources:

landlordtenant.dre.ca.gov
housingiskey.com
cityofwatsonville.org

Brought to you by



&
**Pájaro Valley
Community Partners**