



COVID-19 Eviction Moratorium Factsheet

On March 17, 2020 the City of East Palo Alto declared a local emergency due to the COVID-19 pandemic. On March 26, 2020, the City adopted an ordinance imposing a moratorium on evictions for failure to pay rent due to financial impacts related to COVID-19 for the period of the local emergency.

IMPORTANT DATES

- Date of the declaration of local emergency: March 17, 2020
- Duration of the local emergency: until May 31, unless extended by the City of East Palo Alto.
- The moratorium on residential evictions is in effect only during this period of local emergency.

THIS MORATORIUM ONLY APPLIES TO RESIDENTIAL EVICTIONS FOR NON-PAYMENT OF RENT DUE TO FINANCIAL IMPACT/HARDSHIP RELATED TO COVID-19 DURING THE LOCAL EMERGENCY

WHAT AFFECTED TENANTS MUST DO:

- **Notify landlords in writing and provide documentation within 30 days of receipt of the landlord's required Moratorium Notice.**

State the ways in which they have been financially impacted, this can include:

- Caring for myself or family member who is sick with COVID-19
- Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19
- Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency
- Extraordinary out-of-pocket medical expenses
- Childcare needs arising from school closures related to COVID-19
- **Provide documentation, which can include:**
 - COVID-19 Positive result documentation
 - Letter, email, texts related to lay-off, loss of hours or other income reduction
 - Health authority communication about recommendation to stay home, self-quarantine, etc.
 - Medical bills
 - Receipts/invoices of child-care costs
 - Other

RENT REPAYMENT

The ordinance does not relieve the tenant from eventually paying the rent within six months after the expiration of the local emergency. The landlord may not charge a late fee on the rent.

TEMPLATE LETTER

On the back of this sheet is a template letter tenants may use to notify their landlords of inability to pay rent due to financial impacts caused by COVID19. Tenants should keep a copy of the letter for their records.

A complete copy of the City's Moratorium Ordinance can be found at the following link:
www.cityofepa.org/RSPcovid-19.

Dear _____,
Landlord/Dueño

On March 17, 2020, the City of East Palo Alto declared a local emergency due to the COVID-19 pandemic. On March 26, 2020, the City adopted an ordinance imposing a moratorium on residential evictions for failure to pay rent due to financial impacts related to COVID-19. En 17 de marzo, 2020, la Ciudad de East Palo Ato declaro una emergencia local debido a la pandemia COVID-19. El 26 de marzo, 2020, la Ciudad adopto una ordenanza imponiendo una moratoria sobre desalojos residenciales por incumplimiento en el pago de renta debido a impactos financieros relacionados con COVID-19.

I am writing to provide notice that I am unable to pay full rent for the month(s) of (Le notifico que no estoy en capacidad de pagar la renta por los meses de) _____ **due to financial impacts related to COVID-19** (debido a los impactos financieros de COVID-19).

The financial impacts include:

- Caring for myself or family member who is sick with COVID-19**
Cuidar de mí o de un familiar que está enfermo con COVID-19
- Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts related to COVID-19**
Despido, pérdida de horas u otra reducción de ingresos como resultado del cierre comercial u otros impactos económicos o patronales relacionados con COVID-19
- Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency**
Cumplimiento con una recomendación de una autoridad de salud del gobierno de quedarse en casa, auto-cuarentena o evitar reunirse con otros durante el estado de emergencia
- Extraordinary out-of-pocket medical expenses**
Gastos médicos extraordinarios costeados por mí
- Childcare needs arising from school closures related to COVID-19**
Necesidades de cuidado infantil derivadas del cierre de escuelas relacionadas con COVID-19
- Other (Otro):**

I am including documentation to support my claim, which consists of (Incluyo documentación para sustentar mi reclamo, que consiste en): _____

I understand my obligation to repay the full rent amount due within 180 days after the expiration of the local emergency. Any medical or financial information provided must be held in confidence.

Entiendo mi obligación de pagar la renta en su totalidad dentro de los 180 días de la expiración de la declaración de emergencia. Cualquier información médica o financiera debe mantenerse en confidencialidad.

Sincerely, _____
(Name and Signature)

_____, Unit No. _____
(Address)
East Palo Alto, CA 94303