

**STIRLING J. HOPSON, LAW OFFICES OF STIRLING J. HOPSON**

**411 W. Lambert Rd., # 402, Brea, CA 92821, 714-257-3500, 9:00 AM-5:00PM, Mon. – Fri.**

*This notice must be given once. On or before July 31, 2021 and Thereafter, a landlord shall provide, in at least 12-point type, the following notice to tenants who, as of July 1, 2021, have not paid one or more rental payments that came due during the covered time period:*

**NAME OF TENANT:** \_\_\_\_\_, **and all occupants**

**ADDRESS OF TENANT:** \_\_\_\_\_

**NOTICE FROM THE STATE OF CALIFORNIA**

The California Legislature has extended the COVID-19 Tenant Relief Act which protects renters who have experienced COVID-19-related financial distress from being evicted for failing to make rental payments due between March 1, 2020, and September 30, 2021.

“COVID-19-related financial distress” means any of the following:

1. Loss of income caused by the COVID-19 pandemic.
2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. Increased expenses directly related to the health impact of the COVID-19 pandemic.
4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick
5. family member directly related to the COVID-19 pandemic that limit your ability to earn income.
6. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
7. Other circumstances related to the COVID-19 pandemic that have reduced your income or increased your expenses.

**This law gives you the following protections:**

1. If you failed to make rental payments due between March 1, 2020, and August 31, 2020, because you had decreased income or increased expenses due to the COVID-19 pandemic, as described above, you cannot be evicted based on this nonpayment.
2. If you are unable to pay rental payments that come due between September 1, 2020, and September 30, 2021, because of decreased income or increased expenses due to the COVID-19 pandemic, as described above, you cannot be evicted if you pay 25 percent of the rental payments missed during that time period on or before September 30, 2021.

**You must provide, to your landlord, a declaration under penalty of perjury** of your COVID-19-related financial distress attesting to the decreased income or increased expenses due to the COVID-19 pandemic to be protected by the eviction limitations described above. Before your landlord can seek to evict you for failing to make a payment that came due between March 1, 2020, and September 30, 2021, your landlord will be required to give you a 15-day notice that informs you of the amounts owed and includes a blank declaration form you can use to comply with this requirement.

If your landlord has proof of income on file which indicates that your household makes at least 130 percent of the median income for the county where the rental property is located, as published by the Department of Housing and Community Development in the Official State Income Limits for 2020, your landlord may also require you to provide documentation which shows that you have experienced a decrease in income or increase in expenses due to the COVID-19 pandemic. Your landlord must tell you in the 15-day notice whether your landlord is requiring that documentation. Any form of objectively verifiable documentation that demonstrates the financial impact you have experienced is sufficient, including a letter from your employer, an unemployment insurance record, or medical bills, and may be provided to satisfy the documentation requirement.

**It is very important you do not ignore a 15-day notice to pay rent or quit or a notice to perform covenants or quit from your landlord. If you are served with a 15-day notice and do not provide the declaration form to your landlord before the 15-day notice expires, you could be evicted.** You could also be evicted beginning October 1, 2021, if you owe rental payments due between September 1, 2020, and September 30, 2021, and you do not pay an amount equal to at least 25 percent of the payments missed for that time period.

**YOU MAY QUALIFY FOR RENTAL ASSISTANCE.** In addition to extending these eviction protections, the State of California, in partnership with federal and local governments, has created an emergency rental assistance program to assist renters who have been unable to pay their rent and utility bills as a result of the COVID-19 pandemic. This program may be able to help you get caught up with past-due rent. Additionally, depending on the availability of funds, the program may also be able to assist you with making future rental payments.

While not everyone will qualify for this assistance, you can apply for it regardless of your citizenship or immigration status. There is no charge to apply for or receive this assistance.

Additional information about the extension of the COVID-19 Tenant Relief Act and new state or local rental assistance programs, including more information about how to qualify for assistance, can be found by visiting <http://housingiskey.com> or by calling 1-833-422-4255.

Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

# Notice of Balance Due – PRE 9-1-2020:

Date: \_\_\_\_\_

Resident Name: \_\_\_\_\_, **and all occupants**

Resident Address: \_\_\_\_\_

Dear : \_\_\_\_\_, **and all occupants**

Your RENTAL account has a balance due. Please remit payment as soon as possible so your account can remain in good standing. You may submit your payment to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Breakdown of Charges:

\$ \_\_\_\_\_ Due on Mar. \_\_\_\_, 2020

\$ \_\_\_\_\_ Due on Apr. \_\_\_\_, 2020

\$ \_\_\_\_\_ Due on May \_\_\_\_, 2020

\$ \_\_\_\_\_ Due on Jun. \_\_\_\_, 2020

\$ \_\_\_\_\_ Due on Jul. \_\_\_\_, 2020

\$ \_\_\_\_\_ Due on Aug. \_\_\_\_, 2020

TOTAL DUE \_\_\_\_\_

If you have any questions, please feel free to contact

\_\_\_\_\_  
Thank you,

\_\_\_\_\_  
Owner/Agent

# Notice of Balance Due – POST 9-1-2020

Date: \_\_\_\_\_

Resident Name: \_\_\_\_\_, **and all occupants**

Resident Address: \_\_\_\_\_

Dear : \_\_\_\_\_, **and all occupants**

Your RENTAL account has a balance due. Please remit payment as soon as possible so your account can remain in good standing. You may submit your payment to:

\_\_\_\_\_  
\_\_\_\_\_

.  
**Breakdown of Charges:**

\$ \_\_\_\_\_ Due on Oct. \_\_\_\_, 2020  
\$ \_\_\_\_\_ Due on Nov. \_\_\_\_, 2020  
\$ \_\_\_\_\_ Due on Dec. \_\_\_\_, 2020  
\$ \_\_\_\_\_ Due on Jan. \_\_\_\_, 2021  
\$ \_\_\_\_\_ Due on Feb. \_\_\_\_, 2021  
\$ \_\_\_\_\_ Due on Mar. \_\_\_\_, 2021  
\$ \_\_\_\_\_ Due on Apr. \_\_\_\_, 2021  
\$ \_\_\_\_\_ Due on May \_\_\_\_, 2021  
\$ \_\_\_\_\_ Due on Jun. \_\_\_\_, 2021  
\$ \_\_\_\_\_ Due on Jul. \_\_\_\_, 2021  
\$ \_\_\_\_\_ Due on \_\_\_\_\_  
\$ \_\_\_\_\_ Due on \_\_\_\_\_  
\$ \_\_\_\_\_ Due on \_\_\_\_\_  
\$ \_\_\_\_\_ Due on \_\_\_\_\_  
\$ \_\_\_\_\_ Due on \_\_\_\_\_

TOTAL DUE \_\_\_\_\_

If you have any questions, please feel free to contact

\_\_\_\_\_

Thank you,

\_\_\_\_\_  
Owner/Agent

# Declaration of COVID-19-Related Financial Distress

May be used with AB 832, SB 91, and AB 3088

Owners name: \_\_\_\_\_

Resident Name: \_\_\_\_\_, **and all occupants**

Resident Address: \_\_\_\_\_

I am currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the following:

1. Loss of income caused by the COVID-19 pandemic.
2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. Increased expenses directly related to health impacts of the COVID-19 pandemic.
4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
6. Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses. Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses. Signed under penalty of perjury.

Tenant Signature \_\_\_\_\_ Dated: \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Dated: \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Dated: \_\_\_\_\_