

FACT SHEET FOR TENANTS



The State of California and local governments passed temporary orders to protect tenants from eviction during COVID-19.

The temporary orders protect tenants who have been **financially impacted by COVID-19**. It protects individuals who have suffered a loss or reduction in employment due to a diagnosis of COVID-19 or due to the shelter in place orders. It includes individuals having to care for family member(s) diagnosed with COVID-19 or for their children during school closures.

Tenants must submit to their landlord a notice stating their inability to pay and proof of their loss or reduction in income. Tenants are responsible for paying back due rent at a later time.

	City of San Diego	Unincorporated Areas of San Diego County	State of California
Tenants Must	Tenants in the City of San Diego must submit a written notice to their landlord by the rent due date stating their inability to pay and submit proof of their loss of income related to COVID-19 within 7 days after the rent due date.	Tenants must provide the landlord a written notice stating their inability to pay and proof of their loss of income related to COVID-19 within 15 days of the rent due date.	Tenants should present a notice and proof of financial impact as their local city or county government requires.
Benefits	Residential and commercial tenants have until September 25, 2020 to pay back the rent due between March 25 and September 30, 2020.	Residential and commercial tenants have until September 1, 2020 to pay back rent due between March 4 and June 30, 2020. They can submit an additional notice and proof to request their payback deadline to be extended to October 1, 2020.	Eviction cases scheduled as of April are postponed until at least 60 days after the initial trial date. New cases will start proceeding 90 days after the state emergency order is removed.*
Challenges	The period to submit a notice and proof is short. Tenants should submit notice and proof promptly.	This only applies to unincorporated areas. Protections vary per city within the county.	Tenants should seek legal assistance if necessary. Following the 60 or 90 day period, tenants typically have 5 days to present in court.

PROOF OF FINANCIAL IMPACT:

- Letters from an employer
- Financial statements
- Business records
- Physician's letter
- Medical bills
- Other documents that prove loss of income

COURT EVICTION CASES

* Some cases that the court determines "necessary to protect public health and safety" may proceed immediately.

For more information, visit: <https://wclp.org/summary-california-courts-emergency-rule-on-evictions-and-foreclosures/>