



COVID-19

RESOURCE TOOLKIT FOR TENANTS

IN SAN DIEGO

FREQUENTLY ASKED QUESTIONS



I lack the money to pay my rent, what should I do?

During the COVID-19 pandemic, many people have lost all or part of their income. If the stay at home orders or a COVID-19 diagnosis limited your ability to work, your rent payments can be postponed. To have your rent payments postponed, you must notify your landlord and submit proof that the stay at home orders or a COVID-19 diagnosis impacted your income.

I live in the City of San Diego, when do I need to notify my landlord and submit proof that I cannot pay rent?

You must notify your landlord that you are unable to pay rent before the date your rent is usually due. Submit proof that the stay at home orders or a COVID-19 diagnosis impacted your income by the date your rent is usually due or at the latest, 7 days after that date.

I live in the City of San Diego, when will my rent be due?

If you submitted a notification and proof to your landlord, you will have until September 25, 2020 to pay back-due rent. Tenants should figure out a payment plan with their landlord.

What can I submit as proof that COVID-19 has financially impacted me?

You can submit a letter from your employer, financial statements, business records, a physician's letters, medical bills, or any other document(s) that prove your loss of income. This packet includes a sample letter from an employer.

What protections does the State of California provide to tenants during the COVID-19 pandemic?

The State of California has temporarily halted eviction cases from proceeding in court. See the fact sheet for additional details. Find legal help if you are a victim of an unlawful eviction. This packet includes a list of organizations you can contact.

I live in an Unincorporated Area of San Diego County, when do I need to notify my landlord and submit proof that I cannot pay rent?

You must notify your landlord that you are unable to pay rent and submit proof that the stay at home orders or a COVID-19 diagnosis impacted your income no later than 15 days after the date your rent is usually due. If you submit a notification and proof to your landlord, you will have until September 1, 2020 to pay back-due rent. Tenants should figure out a payment plan with their landlord.

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/>

RECAP:

ACTION STEPS



CAN'T PAY RENT?

1. Write a letter to your landlord.
2. Gather support documents to submit as proof: letters from your employer, financial statements, business records, physician's letter, bills, etc.

WHAT'S NEXT?

1. Figure out a payment plan with your landlord.
2. Seek legal help if you are at risk of eviction.

RECOMMENDATIONS

- Keep a paper trail of your communication with your landlord of your financial impacts due to COVID-19.
- If possible, it is preferable that you submit the letter to your landlord in English. Use sample letters in other languages to complete the letter in English.

SAMPLE

LETTER OR EMAIL TO LANDLORD



Date:

Landlord's name:

Landlord's address:

Dear _____.

I _____, am a tenant at _____. Due to the Emergency Declarations now in effect by Governor Newsom and following the rent moratorium enacted by _____ (the City of San Diego, San Diego County, or the city you live in), I will be unable to pay rent for May and possibly for the duration of the pandemic.

(explain how you have lost wages, been sick, or incurred extraordinary medical expenses due to the virus)

I will be providing documentation or other verifiable information confirming my current inability to pay rent in the next few days. I will endeavor to make my rents current as soon as I am able to. Thank you for your understanding and cooperation.

Sincerely,

Tenant signature:

Tenant name:

Note: All tenants over 18 years of age should sign

SAMPLE

LETTER FOR EMPLOYER TO SIGN



Date:

Landlord's name:

Landlord's address:

Dear _____.

I _____, am a tenant at _____. Due to the Emergency Declarations now in effect by Governor Newsom and following the rent moratorium enacted by _____ (the City of San Diego, San Diego County, or the city you live in), I will be unable to pay rent for May and possibly for the duration of the pandemic.

(Explain how you have lost wages, been sick, or incurred extraordinary medical expenses due to the virus.)

I will be providing documentation or other verifiable information confirming my current inability to pay rent in the next few days. I will endeavor to make my rents current as soon as I am able to. Thank you for your understanding and cooperation.

Sincerely,

Tenant signature:

Tenant name:

Note: All tenants over 18 years of age should sign.

**SAMPLE ONLY
NOT FOR PRINT**

SAMPLE

LETTER FOR EMPLOYER TO SIGN



Employer name:
Employer address:

_____ has worked for me for the past _____(months/years).
We have had to reduce _____'s hours from _____ per week
to _____ per week because of the impact of the COVID-19. This has
substantially reduced the amount of income he (she) has been able to earn.

Sincerely,

Employer name:

NEED FURTHER ASSITANCE?



LEGAL ASSISTANCE

LEGAL AID SOCIETY OF SAN DIEGO (LASSD)

- Phone: 877-534-2524
- Website: www.lassd.org

COMMUNITY LAW PROJECT

- Phone: 619-780-7498. Leave a message with your name, phone number, general legal area you need assistance with, and the best time to call you back.
- Email: clp@cwsd.edu
- Website: www.cwsl.edu/clinics-and-programs/community-law-project

COMMUNITY ORGANIZATIONS

ALLIANCE OF CALIFORNIANS FOR COMMUNITY EMPOWERMENT (ACCE)

- Phone: 619-754-9407 ext. 307
- Email: sandiego@calorganize.org

SAN DIEGO TENANTS UNION

- Phone: 619-709-0942
- Email: sdtenantsunion@gmail.com
- Facebook: www.facebook.com/SDTenantsUNION

TENANTS TOGETHER

- Phone: 415-495-8100
- Email: info@tenantstogether.org