

COVID-19 Temporary Eviction Moratorium Fact Sheet and Sample Letter

The Mayor's Executive Order may be found at https://www.sftu.org/wp-content/uploads/2020/03/SupplementalDeclaration2_03132020_stamped.pdf

Under the Temporary Moratorium on evictions a landlord cannot evict a tenant if all these requirements are met:

- 1) The rental payment first became due on or after March 13, 2020.
 - 2) The tenant was unable to pay rent because of the financial impacts related to COVID-19
 - 3) The tenant notifies the landlord within 30 days of when the rent was due that tenant is unable to pay due to the financial impacts related to COVID-19.
- and
- 4) Within 7 days after notifying the landlord, the tenant provides documentation or other verifiable information that the tenant is unable to pay rent due to the financial impacts of COVID-19.

“Financial impacts” means a substantial loss of income due to business closure, loss of work or wages, or extraordinary medical expenses. This may include needing to stay at home because the tenant is sick or needs to take care of a sick family member.

The Temporary Moratorium remains in effect until April 12, 2020 unless extended by an additional 30 days by the Mayor.

After the Temporary Moratorium expires, the tenant shall have up to six months to pay the rent owed before the landlord may recover possession.

After the Moratorium expires, the tenant is required to again pay the monthly rent as it becomes due, if the tenant is able to do so. If the tenant remains unable to pay the rent due to the COVID-19 virus, the tenant must, each month provide the notices and documentation set forth in 3 and 4 above. In no event will this option be available to the tenant six months after the Moratorium has expired.

SAMPLE LETTER (or EMAIL) TO LANDLORD on next page:

Date: _____

Landlord's Name: _____

Landlord's Address: _____

Dear _____

I _____ am a tenant at _____

_____. Pursuant to Mayor Breed's Temporary Eviction Moratorium, this is to inform you that I am unable to pay my rent this month because of the financial impacts of the COVID-19 virus. (*explain how you have lost wages, been sick, or have had to care for a relative.*)

I will be providing documentation or other verifiable information confirming my current inability to pay rent in the next few days. I understand that, once Temporary Eviction Moratorium ends, I am still required to become current with my rent no later than six months after its expiration. I will endeavor to make my rents current as soon as I am able to.

Thank you for your understanding and cooperation.

Sincerely

_____ [Signature]

Name: _____ [Print Name]