



**Dated: August 26, 2020**

## **NOTICE TO LANDLORD FOR EVICTION PROTECTION FOR NONPAYMENT OF RENT DUE TO COVID-19**

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The City of Glendale enacted a temporary moratorium on evictions for nonpayment of rent by residential and some commercial tenants whose income has been negatively impacted by the COVID-19 pandemic. During the period of the Moratorium, a landlord cannot evict a tenant for nonpayment of rent if the tenant is unable to pay rent due to loss of income related to COVID-19.

Effective immediately once the tenant gives the landlord “notice” as described below, the landlord may not then serve the tenant with a notice to pay rent or quit, or file an unlawful detainer action against the tenant. The landlord also may not charge a late fee or interest for rent that is delayed for this reason.

The Moratorium was initially issued on March 24, 2020, and it has been revised since then. The Moratorium is in effect until September 30, 2020, for residential tenants.

A tenant seeking protection from eviction under the Moratorium must notify the landlord that:

- (1) The tenant is unable to pay the rent; and
- (2) The tenant has suffered a loss in income due to financial impacts related to COVID-19.

The tenant must provide documentation to support the claim.

The tenant must notify the landlord of the above facts, along with appropriate documentation. The City’s Moratorium requires the tenant notify the landlord on or before the rent is due. The tenant must notify the landlord, or the landlord’s representative (such as a manager), in writing; “in writing” includes email or text. A tenant should keep copies of all notifications to the landlord.

### **TENANT PAYBACK REQUIREMENTS**

Tenants will have up to twelve months following the expiration of the moratorium on September 30, 2020 to repay any back due rent that was deferred because of the COVID-19 circumstances.

Tenants are required to pay at least 25% of back due rent at the end of each three (3) month period of the twelve month repayment period, unless the landlord and tenant agree to different repayment terms. If the tenant moves out during the repayment period, the entire payment will become due immediately.

### **WHAT TENANT IS REQUIRED TO GIVE TO LANDLORD:**

A tenant is required to provide the landlord with the following:

- (1) A “notice” to the landlord indicating that the tenant is unable to pay rent due to loss of income related to COVID-19. An example of such “notice” is as follows:

*My name is [tenant’s name], and I am a tenant at your property located at [apartment address], [unit number] in the City of Glendale. I am temporarily unable to pay rent due to financial impacts related to COVID-19. I am seeking protection against eviction for nonpayment of rent under the Glendale eviction moratorium. Attached are documents that support my claim.*

- (2) Documents supporting the tenant's claim of inability to pay rent. The documentation described on the next page are examples only.

See the next page for a sample Notice of Protection under Eviction Moratorium.

The City Attorney's Office cannot provide legal advice or represent private parties in court. The City Attorney represents the City of Glendale, and the People of the State of California. If you have any questions concerning your private legal rights, remedies, or responsibilities, please contact an attorney.

## Notice of Protection under Eviction Moratorium

This notice is from the tenant to the landlord.

### Tenant Information

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First Name

Last Name

Glendale

CA

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Street Address

City

State

Zip code

Unit #

I am temporarily unable to pay rent due to financial impacts related to COVID-19. I am seeking protection against eviction for nonpayment of rent under the City of Glendale's eviction moratorium.

**COVID-19 IMPACT:** My income has been impacted by COVID-19 due to the following (select one):

- Job loss
- Missing work to care for a child due to school closure
- Reduction of work hours
- State or local emergency action that prevents me from working
- Extraordinary out of pocket costs, such as medical costs (including doctor or hospital bills)
- Missing work due to being sick with COVID-19 or caring for a household or family member who is sick with COVID-19
- Other: \_\_\_\_\_

**DOCUMENTATION:** I am providing the following documentation of my loss of income (select all that apply):

- Letter from employer citing COVID-19 as a reason for reduced work hours or termination
- Paycheck stubs from before and after the COVID-19 outbreak
- Medical Bills (related to COVID-19)
- Child care expenditures
- Termination Notices
- Bank statements showing financial situation before and after the COVID-19 outbreak
- Other proof of loss of income related to COVID-19: \_\_\_\_\_

**Documentation for items selected above is attached.**

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_