



COVID-19 Eviction Moratorium

Required Notice

NOTICE TO TENANTS & LANDLORDS: San José's COVID-19 Eviction Moratorium applies to your rental unit. The moratorium stops many residential evictions for nonpayment of rent. The moratorium is in effect through April 17, 2020, and the City Council may extend it. Contact the San José Housing Department at RSP@sanjoseca.gov or visit www.sanjoseca.gov/evictionmoratorium.

If you are a tenant, the ordinance provides you with temporary protection from evictions for non-payment of rent if you can demonstrate your income has been substantially reduced due to the COVID-19 pandemic.

LANDLORD RESPONSIBILITY



Provide Written Notice to Tenant

When a landlord initiates an eviction for nonpayment of rent, the landlord must:

1. Provide tenant with this form along with the amount of rent due and a notice of termination
2. Provide this [list of resources for residential tenants](#)
3. Submit a copy of your notice of termination to the Housing Department via US mail or online

TENANT RESPONSIBILITY



Notify landlord of substantially reduced income due to COVID-19

If your landlord serves you with a notice of termination, you should immediately notify the landlord of your intention to stop the eviction.

The City recommends you keep a copy of your notification.

Example of a notification:

My name is John Doe. I live at 123 Main Street, apt 45, in San José. I intend to seek protection against eviction for nonpayment of rent under the San José eviction moratorium. My income has been impacted substantially due to COVID-19.

If your landlord serves you with an unlawful detainer, you must take the following two steps. (An unlawful detainer is a written demand for you to move out of your rental unit.)

1 Notify the landlord of the specific way in which you have been impacted by COVID-19

Examples of COVID-19 impacts:

- Job loss
- Reduction of hours
- Missing work to care for a child due to school closure
- State or local emergency action that prevents you from working

2 Provide documentation of loss of income due to COVID-19

Examples of documentation:

- 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
- Bank statements showing financial situation before and after the outbreak

If you have been affected by COVID-19, we encourage you to provide your landlord with the required documentation as quickly as possible. At the very latest, you will need to provide documentation to the Court to avoid being evicted.