

KNOW YOUR RIGHTS

AB 832: Extended Tenant Protections and Better Financial Assistance Programs



Can I be evicted if I can't pay rent because of COVID-related hardships?

Currently, your landlord cannot legally evict you for not paying your rent as long as:

- **you turn in a signed declaration** that you couldn't pay because of decreased income or increased expenses due to COVID-19, **and**
- **you pay 25% of rent you owe since September 2020 by September 30, 2021**
or your landlord agrees to accept payments through a financial assistance program.

Read more about declarations on the back of this flyer.

How do the financial assistance programs work?

If your landlord agrees to accept the payment, the State may be able to pay 100% of the unpaid rent.

If your landlord does not agree to accept payment through the repayment program, the state may be able to pay you 100% of the unpaid rent so that you can pay it to your landlord.

Read more on the back of this flyer.

Keep careful track of what you have paid and any amount you still owe to protect your rights and avoid future disputes.

Failure to respond to notices from your landlord may result in an unlawful detainer action (eviction) being filed against you.

What if I moved out already and I owe my old landlord rent?

You can now apply for financial assistance for that rent, so go to the website listed on the back of this flyer and apply for help.

I got eviction papers from my landlord—what do I do?

Your landlord may still be able to legally evict you for reasons other than nonpayment of rent.

If you're being evicted for nonpayment because you didn't turn in your declarations, we may still be able to help you.

If your landlord serves you with eviction papers, please call our office for further screening or seek other legal help immediately.

Where do I get a declaration?

If your landlord gives you a notice saying that you failed to pay rent, your landlord should also give you a blank copy of a COVID-related financial distress declaration that you can complete and return to them.

You can also find a copy of the declaration online:

landlordtenant.dre.ca.gov/tenant/forms.html

When do I turn in a declaration?

Your landlord may require you to turn in a new declaration for each rental payment you do not pay that comes due between September 1, 2020, and September 30, 2021.

You can deliver your declaration to your landlord by hand delivery, US mail, email if landlord provides you one, or in the manner you normally pay rent.

Why are declarations important?

It is very important to provide your landlord with declarations in response to each 15-day notice they send you if you can't pay any rent payments due between September 1, 2020, and September 30, 2021.

If you do, your landlord cannot legally evict you for not paying rent if you pay 25% of all the rent you owe from September 2020 through September 2021 or if your landlord accepts past-due rent payments through the state's financial assistance program.

Am I eligible for financial assistance?

The State of California, in partnership with federal and local governments, has created an emergency financial assistance program to assist renters who have been unable to pay their rent and utility bills as a result of the COVID-19 pandemic.

- This program may be able to help you get caught up with 100% of past-due rent (and may be able to pay utility bills too)
- Depending on the availability of funds, and if you qualify based on your income, the program may also be able to assist you with making future rent payments.
- You can apply regardless of your citizenship or immigration status.

You will be able to get more information by visiting <http://housingiskey.com> or by calling 1-833-422-4255.



California Rural Legal Assistance, Inc.

[local office street address]

[local office city, state]

[local office phone]



For all office locations, visit

www.crla.org/office-listing

or call 1-800-337-0690

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