



COVID-19 ADVICE FOR TENANTS IN ALAMEDA COUNTY

1) Pay your rent, if you can.

2) If you can't pay your rent, notify your landlord in writing as soon as possible.

3) **Organize, keep, and take pictures of all proof that you have lost income because of COVID-19.** This can include pay stubs, notes from your employer, bank statements, notice of school closures if you need to stay home for childcare, and medical documents if you or someone in your care has experienced symptoms of COVID-19. You are not required to provide this documentation in advance to your landlord. However, if your landlord requests documentation, you must provide this within 45 days after the request or 30 days after the County's shelter in place order is lifted, whichever is later.

4) **You are not required to enter into any repayment plans with your landlord at this time.** Tenants have 12 months from the date rent is due to pay back rent owed. If a tenant cannot pay back rent owed within 12 months, a landlord can collect this money as a consumer debt, but not through an unlawful detainer (eviction) action.

5) **You are not required to give your landlord any money you receive from charities or the federal government during the COVID-19 health crisis.**

6) **Call an attorney immediately if you receive eviction paperwork.**

<https://www.centrolegal.org/> or (510) 437-1554

<https://ebclc.org/> or (510) 548-4040

<https://baylegal.org/> or (800) 551-5554

7) **Check your city's website regarding COVID-19, you may have additional protections depending on where you live.**

HAYWARD

- You must make a good faith effort to notify your landlord that you cannot pay rent due to COVID-19-related issues.
- Landlords must meet and confer with tenants prior to initiating any action to evict a tenant. Landlords and tenants are encouraged to take advantage of free mediation services provided by the City through Project Sentinel. [More info](#)
- Hayward's Rental Housing Relief Program is no longer accepting applications as of May 19, 2020. Check [Covid-19 Rental Housing Relief Program](#) for eligibility requirements and to look for any updates to this program.

PLEASANTON

- Pleasanton residents must rely on state and county protections in place. During the ongoing state of emergency and for 90 days after it is lifted, the Judicial Council of California rule prevents new eviction cases from proceeding, except where a court determines that eviction is necessary to protect public health and safety. Additionally, eviction trials in existing cases will be delayed for at least 60 days.
- Pleasanton contracts with ECHO Housing to provide housing counseling to Pleasanton renters and homeowners. If your housing has been affected by COVID-19, contact ECHO Housing directly at (925) 449-7340 or (510) 581-9380.

BERKELEY

- Notify your landlord in writing that you are unable to pay your full rent as a result of impacts from COVID-19 no later than seven days after your rent is due. If available at the time of the initial notification, you should provide your landlord any documentation to verify your claim. You should provide this documentation as soon as possible. Failure to obtain or provide verifiable documentation at the appropriate time may eliminate the Moratorium's protections against being evicted.
- You must pay unpaid rent that accrued during the local state of emergency within six months after the expiration of the local emergency but your landlord may not evict you for failure to pay the back rent.
- Your landlord can not increase your rent more than 10% over the rent in effect at the start of the local State of Emergency. This rent increase limitation is in effect until six months after termination of the emergency is declared by the City Council.
- The Mayor and City Council have established a tenant relief fund that will distribute grants to qualifying tenants to help them keep their housing. [Apply here](#) or email berkeleyhrp@ebclc.org or call (510) 548-4040 ext. 629.

FREMONT

- You should provide notice with supporting documentation to your landlord on or before the day rent is due of your potential inability to pay the rent because of COVID-19, but not later than five calendar days after you are properly served with a Notice of Termination.
- You have 90 days following the expiration of the declared local emergency to repay 50% of any overdue rent and expenses, and 180 days following the expiration of the declared local emergency to repay all outstanding overdue rent and expenses.
- Tenants who – as of March 16, 2020 – were already in default OR who had two or more demonstrated delinquencies in rental payments over the prior 12-month period are exempt from protections of this ordinance.
- The Fremont Cares Rent Relief Program provides rental assistance to eligible households who are unable to pay their rent due to a COVID 19-related job loss or loss of income. [Review guidelines and apply here](#) or call the Fremont Family Resource Center (FRC) at (510) 574-2000 to apply by phone.

OAKLAND

- In order to access protections under the Oakland Moratorium, you are not legally required to notify your landlord that you are impacted by COVID-19 or provide them with proof right now. However, you may wish to send some kind of notification to your landlord about your rent payments.
- No late fees may be imposed for unpaid rent that became due during the Local Emergency if the rent was late for reasons resulting from the COVID-19 pandemic.
- If your tenancy is covered by Oakland's rent control ordinance (which is most units in the City except for single-family homes and units built after 1983), then during the emergency period your landlord cannot give you a rent increase of more than Oakland's yearly Consumer Price Index increase. Until June 30, 2020, that amount is 3.5%. The only exception is if your landlord petitions the Oakland Rent Board for a "fair return."
- For information about rental assistance payments, contact Keep Oakland Housed by calling 211. [Check your eligibility here.](#)

LEGAL ACCESS

ALAMEDA

www.legalaccessalameda.org