

COVID-19 Eviction Protections for Tenants

Evictions for Nonpayment of Rent:

If you lost income or have increased expenses from COVID-19, your landlord cannot evict you, as long as you take steps to protect yourself:

- Sign a [Declaration of COVID-19-Related Financial Distress](#) and give it to your landlord for **every month** you cannot pay full rent.
- Keep a copy or take a photo of each signed Declaration for your records.
- Pay **25%** of rent owed from September 1, 2020 – September 30, 2021 by **September 30, 2021**.

Example: If your rent is \$1,000 per month, then the total rent owed from September 1, 2020 – September 30, 2021 (13 months) will be \$13,000. You must pay \$3,250 before September 30, 2021 to avoid eviction.

Your landlord **cannot charge late fees** on rent, as long as you submit a Declaration.

You are still responsible for paying back the rent.

- You have until **June 30, 2022** to pay the remaining unpaid COVID-19 rental debt.
- Your landlord can sue you in small claims court to recover COVID-19 rental debt you owe, even though your landlord cannot evict you if you paid the 25% and signed the Declarations.
- **You may qualify for assistance with back rent, future rent, and utilities through Sonoma County's Emergency Rental Assistance Program.**
 - Applications can be submitted by mail or online:
<https://portal.neighborlysoftware.com/erap-sonomacountyca/Participant>

Evictions Unrelated to Nonpayment of Rent:

If you live in Sonoma County, you cannot be evicted unless there is an **imminent threat to health or safety** OR **your landlord is taking the property off the rental market**.

These protections apply to all tenants, including sub-tenants and mobile home tenants, regardless of immigration status.

It is illegal for your landlord to harass you, threaten you, cut off your utilities, or lock you out of your home.

If you need additional information or legal representation, please contact Legal Aid's Housing Hotline: 707-843-4432 or visit our website at <https://legalaidsc.org/programs/home/>

