City of Santa Clara
The Center of What's Possible

Eviction Moratorium Fact Sheet

NOTICE TO TENANTS & LANDLORDS: Santa Clara's COVID-19 Eviction Moratorium applies to your rental unit. The moratorium stops many residential evictions for nonpayment of rent. The moratorium goes into effect immediately, on March 24, 2020, through May 8, 2020 unless extended by City Council resolution.

Visit www.santaclaraca.gov/housing for more information.

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 tenants with written notice of the eviction moratorium**
2. **Provide tenants with this form along with the amount of rent due**

TENANT RESPONSIBILITY

If you have been affected by COVID-19, notify your landlord IMMEDIATELY!

If your landlord serves you with a notice of termination or an Unlawful Detainer (i.e., a written demand for you to move out), **immediately** notify the landlord of your intention to stop the eviction by completing a **Notice of Inability to Pay Rent Form** found at www.santaclaraca.gov/housing. To complete the **Notice of Inability to Pay Rent Form**, you must**:**

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

COVID-19

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

2. **Provide documentation of income loss due to COVID-19:**

- **Letter from employer citing COVID-19 as a reason for a reduction in hours or termination**
- **Paycheck stubs from before and after the COVID-19 outbreak**
- **Missing work to care for a child due to school closure**
- **Bank statements showing financial situation before and after the outbreak**

Be sure to keep a copy of your notification!

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