



# Tenant Protections in the Bay Area During COVID-19

Current as of 4/9/2020

Thanks to new California Court Rules, evictions are suspended until 90 days after the Governor of California lifts the State of Emergency (*unless* the eviction is to protect public health and safety). This is a rapidly shifting area, so please check back for updates.

## IF YOU CANNOT PAY RENT, HERE ARE SOME GENERAL POINTERS:

1 - Tell your landlord in writing, look at the rules in your city or county, and call a housing counselor. *Note: while notice to landlords is not required to delay an eviction, in some cities it allows for additional protection. Informally, it may help with communications or creative problem-solving with your landlord.*

2 - When these Court Rules are lifted, evictions can proceed in court, and these Rules do not excuse unpaid rent.

*Note: some cities provide additional protections.*

3 - If you receive eviction paperwork (summons and complaint) at any time - during the State of Emergency or after - call an eviction defense organization and respond right away. Some evictions can proceed now, and many will go forward once the Rules are lifted. Responding by the deadline is your opportunity to fight the eviction, get more time, and/or keep the eviction off your record!

**KNOW THIS:** Non-profit housing lawyers and counselors are working, and many offer remote help.

## WHAT IS THIS BASED ON?

- ▶ Judicial Council of California's [Emergency Court Rules](#) (April 6, 2020): suspends most evictions until 90 days after the State of Emergency ends. See explanation [HERE](#).
- ▶ [Statewide Eviction Moratorium](#) (March 27, 2020): pause on most evictions for the duration of the State of Emergency IF tenants give timely notice.
- ▶ Some cities and counties provide additional protections (see examples below).

## RESOURCES:

- ▶ [Referral tool](#) to find housing counselors and eviction defense non-profits
- ▶ Examples of cities with additional rules + protections:
  - [Oakland](#)
  - [San Francisco](#)
  - [San Jose](#)

*This document is for informational purposes only and does not constitute legal advice.*