



Our mission is to equip Chula Vista's diverse residents with information and the resources to build strong families and to strengthen the social and physical fabric of the community.

NOTIFICATION TO LANDLORD OF EVICTION PROTECTION DUE TO COVID-19 *Delay in Rent Payment: Information*

[California Executive Order N-28-20](#) and [N-37-20](#) and [Chula Vista Ordinance 3483-A](#)

On March 17, 2020, the City of Chula Vista enacted an eviction moratorium ordinance that took effect March 18, 2020. The moratorium stops residential/commercial tenant evictions for nonpayment of rent when a tenant's income has been substantially impacted by COVID-19. The moratorium runs through May 31, 2020, unless extended by the Chula Vista City Council. The intent of this Eviction Moratorium is to keep you in your home or business during this challenging time but does NOT waive or remove your obligation to pay all rents that are due.

If you have suffered a substantial loss in income and are unable to pay all or part of the rent because of financial impacts related to COVID-19, you must notify your landlord in writing on or before the due date, but no later than seven (7) days after the due date that you are seeking a rent deferral. You must provide verifiable documentation to support your claim with that notice or within seven (7) days of that notice. Persons/businesses may be eligible for eviction protection under this Ordinance if they are:

- Renting or leasing for residential purposes an apartment, duplex, condominium, restricted affordable housing, a single-family home, a room within single family homes, and spaces within a mobilehome park for a mobilehome or commercial space.

AND

- Experiencing "financial impacts related to COVID-19" to include, but not limited to, loss of household/business income of 30% or more as a result of any of the following: (1) being sick with the COVID-19 virus or caring for a household or family member who is sick with the COVID-19 virus; (2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (3) compliance with an order from a government health authority to stay home, self-quarantine, or avoid congregation with others during a the state of emergency; (4) extraordinary out-of-pocket medical expenses; (5) child care needs arising from school closures related to COVID-19; or (6) closure of, operating restrictions placed upon, or other loss of patronage of the tenant's business directly resulting from the state-declared emergency, locally-declared emergency, or county stay-at-home order or any other emergency declarations or orders related to COVID-19.

During the moratorium, **tenants and landlords are encouraged to discuss with each other the impacts of COVID-19 on their income, check what programs might be available to assist, and to negotiate a reasonable plan for rental/lease payment.** These efforts will save time, expense, anxiety and uncertainty for both parties.

The City recommends all notifications be made by email or in writing, and that tenants/landlords keep copies of all the notifications and other communications. The following attachment is provided as a courtesy only and as an example of a notification that may be used by tenants in notifying their landlords. For more detailed information regarding the [City's Ordinance](#) and the regulations governing this program, please visit our website at <https://www.chulavistaca.gov/departments/development-services/housing/eviction-moratorium>.



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Delay in Rent Payment: Residential Tenants

INSTRUCTIONS: Residential tenants are encouraged to **complete the section below as soon as possible** and provide it to their landlord on or before the rent due date but no later than seven (7) days from the rent due date. Tenant should keep a copy of this form. This document is provided as a courtesy only and not intended to be considered legal advice.

My name is _____, I live at _____, in Chula Vista. I intend to seek protection against eviction for nonpayment of rent under the Chula Vista Eviction Moratorium Ordinance. My income has been impacted substantially (a 30% or more decrease in income) due to the COVID-19 virus.

Tenant Information

First Name		Last Name		
_____		_____		
_____		Chula Vista	CA	_____
Street Address	Unit No.	City	State	Zip code
\$ _____	\$ _____	\$ _____		
Current Rent Due	Rent that I Can Pay	Rent to be deferred		

COVID-19 IMPACT: My income has been substantially impacted (a 30% or more decrease in income) by COVID-19 due to the following (select at least one):

- Job loss
- Reduction of Hours
- Missing work to care for a child due to school closure
- State or local emergency action that prevents me from working
- Increased Medical Expenses
- Increased childcare expenses
- Other COVID-19 Related Reason: _____

DOCUMENTATION: I am providing the following documentation of my substantial loss of income (select all that apply):

- Letter from employer citing COVID-19 as a reason for reduced work hours or termination
- Paycheck stubs from before and after the COVID-19 outbreak
- Bank statements showing financial situation before and after the outbreak
- Other proof of substantial loss of income: _____



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Delay in Rent Payment: Residential Tenants

Documentation for items selected above is attached *(must be provided within 7 days of the date of this Notice):* Yes No

By signing this notice:

- I understand that I must comply with the requirements of the Eviction Moratorium Ordinance and related Regulations to be provided the protections under this Ordinance; and
- I understand that the landlord and I should work together to develop a repayment plan for the deferred rents; and
- I understand that the Eviction Moratorium Ordinance and submission of this Notice to the landlord does not cancel or forgive any rents due and that I still must pay the rent due.

Tenant Signature: _____

Date: _____