

City of San Jose COVID-19 Eviction Moratorium Information Sheet

What is the eviction moratorium about?

The San Jose City Council has enacted a temporary moratorium on evictions in the City of San Jose for renters on the basis of nonpayment of rent where that failure to pay rent results from wage loss due to the coronavirus (COVID-19) pandemic. That means that your landlord cannot evict you because you cannot pay rent if you lost income due to COVID-19 and you provide documentation of this prior to when rent is due.

Who is protected?

Renters living in the City of San Jose who have had loss of income because of the COVID-19 pandemic. Income loss may be caused by job loss, hours cut at work, working less because you have to take care of a sick relative or because your child's school is closed.

Should I pay rent?

The eviction moratorium only prevents your landlord from evicting you while the public health crisis continues. It does not waive any rent payments, or end your requirement to pay rent. It means that while the moratorium is in place, your landlord cannot evict you for not paying rent.

If you are able to pay rent, you should pay rent. If you cannot, you can show documentation to your landlord as discussed below, so that you are protected from eviction.

You can also reach out to the Homeless Prevention System through Sacred Heart for assistance with paying back rent. Call 408-278-2166. Once the eviction moratorium ends, you will be required to pay back rent.

How long is the moratorium for?

The temporary moratorium will remain in affect for 30 days, but the City Manager may request that City Council consider an extension, if the public health crisis continues.

What documentation is necessary to qualify?

You must be able to prove loss of income through documentation or other objective means, that resulted from the COVID-19 pandemic. A sample letter is attached. You must show this documentation to your landlord before rent is due. Examples of this include:

- Documents showing you lost your job as a result of COVID-19 (i.e. a letter from an employer, an application for unemployment)
- Document showing that you have had reduced hours because of COVID-19 (i.e. previous month's paystubs compared to recent paystubs or timecards; or cancelled or reduced orders/requests for services)
- Documents showing your employer has closed its business because of COVID-19
- Documents showing your child's school has closed because of COVID-19

Attached is a template you may complete and then provide to your landlord with the documentation.

www.lawfoundation.org/coronavirus