

# RESIDENTIAL EVICTION PROTECTIONS TIMELINE

# COVID-19 PANDEMIC

MARCH 1- AUGUST 31, 2020	SEPTEMBER 1, 2020- JANUARY 31, 2021	FEBRUARY 1, 2021	MARCH 1, 2021 & BEYOND
<p><u>AB 3088</u></p> <p>Landlords Can give tenants notice to pay rent or quit.</p> <p>However, if within 15 days of the notice, the tenant signs and returns a declaration under penalty of perjury of a Covid-19 related financial hardship (provided by the landlord) the tenant can not be evicted for nonpayment for this time period.</p> <p>Tenants earning over \$100K or over 130% of median household income (whichever is greater) must provide supporting documentation upon request by the landlord</p>	<p><u>AB 3088</u></p> <p>Landlords can give tenants notice to pay rent or quit for each month during this period.</p> <p>However, if 1. within 15 days of the notice, tenants sign and return a declaration under penalty of perjury of a Covid-19 related financial hardship (provided by the landlord) &amp; 2. tenant pays 25% of the rent due for each month of missed rent by Jan. 31, 2021, the tenant can not be evicted for nonpayment for this time period.</p> <p>Tenants earning over \$100K or over 130% of median household income (whichever is greater) must provide supporting documentation upon request by the landlord.</p> <p><u>EXCEPTION</u></p> <p>*Downey tenants can utilize the City's Rent Repayment Ordinance for the remaining 75% of rent that is due for month of September.</p>	<p><u>AB 3088</u></p> <p>Landlords may initiate eviction proceedings against tenants who failed to pay 25% of the rent for September 1, 2020-January 31, 2021 by January 31, 2021.</p> <p>Landlords may also initiate eviction proceedings for unpaid rents occurring on or after February 1, 2021.</p>	<p><u>AB 3088</u></p> <p>Landlord are prepermitted to recover unpaid rent for the period of March 1, 2020-January 31, 2021 in small claims court.</p> <p>Small claim courts have jurisdiction to allow landlords to collect payment through February 1, 2025.</p> <p><u>SMALL CLAIMS COURT PROTECTION</u></p> <p>*Downey tenants may opt-into the City's Rent Repayment Ordinance to apply to unpaid rent for the period of April 1, 2020-September 30,2020 that allows a 2 month repayment period for every month missed after the Moratorium ends. (However, tenants must have paid the 25% in September).</p>
<p><u>Downey Temporary Moratorium on Evictions &amp; Rent Repayment Ordinance (April 1, 2020-September 30,2020)</u></p> <p>Tenants must provide a written notice to their landlord of inability to pay rent due to COVID-19 related financial impacts and have provided verifiable documentation within one week of the written notice. Tenants have a 2-month repayment period for each month of missed rent after the Moratorium ends. Moratorium ends Sept. 30.</p>	<p><b>*October 5, 2020-</b> Landlords can begin eviction proceedings for reasons other than COVID-19</p>		