



# COVID-19 Eviction Moratorium

## Required Notice

**NOTICE TO TENANTS & LANDLORDS:** City of Fresno COVID-19 Eviction Moratorium applies to your rental unit. The moratorium stops many residential evictions for non-payment of rent. The moratorium is in effect through April 18, 2020, and the City Council may extend it. For additional information regarding the moratorium visit [www.fresno.gov](http://www.fresno.gov).

If you are a tenant, the ordinance provides you with temporary protection from evictions for non-payment of rent.

### TENANT RESPONSIBILITY



#### Notify landlord of your inability to pay rent

If you are unable to pay your rent, you should notify your landlord as soon as possible. The City recommends you keep a copy of this notification.

Example of a notification:

*My name is John Doe. I live at 123 Main Street, apt 45, in Fresno. I intend to seek protection against eviction for non-payment of rent under the Fresno eviction moratorium. My income has been impacted due to COVID-19.*

If your landlord serves you with an eviction notice (unlawful detainer), you or your attorney may raise this moratorium as an affirmative defense in the unlawful detainer court action.

Please note:

- The rent is deferred, not waived. This means you still owe the money, but you get extra time to pay it.
- The City cannot provide tenants with legal advice or representation.

#### No interest, late fees, or other penalties for rent deferrals for a COVID-19 related impact

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

#### Examples of COVID-19 impacts:

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

### 2 Provide documentation of loss of income due to COVID-19

#### Examples of documentation:

- 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