

Step by Step Guide to Avoiding Eviction for Non-Payment of Rent Due to COVID-19

MAR. 1 - AUG. 31 2020

If you didn't pay your full rent for *any month* during this period, give your landlord a **Declaration of COVID-19 Related Financial Distress**. This will give you a defense against eviction for rent due during this time.

If you can afford to, you may want to pay part of your rent now in order to reduce the debt you'll have to pay back later. This is up to you. Be sure to note any partial payments you make, and which month you're paying for, in your **Declaration**. If paying with cash, ask for a receipt.

SEPT. 1 2020 - JUNE 30 2021

If you can't pay your full rent for *any month* during this period, then in addition to giving your landlord the **Declaration**, try to pay **25% of the total rent** for this period. This will give you a defense against eviction for rent due during this period.

The 25% does not have to be paid monthly like rent, as long as it is all paid by June 30. Make sure you document any payments you make.

If you cannot pay 25% of your rent for this period, you can be evicted.

Visit www.stayhousedla.org immediately if you receive an eviction notice from your landlord or from a court.

JULY 2021

Rent for this month, and going forward, must be paid in full. It cannot be deferred. If you don't pay it, you can be evicted.

You are still protected from eviction for your unpaid rent from previous months.

AUG. 1 2021

Now, in addition to paying your normal rent, you must begin **paying back your unpaid rent** from any previous months. If possible, sharing a repayment plan with your landlord can help avoid conflict. Always communicate about this issue in writing.

AUG. 31 2022

This is the deadline for all debt from any previous months to be **paid back in full**.

If you don't pay it back on time, your landlord can take you to **small claims court**.

This is a different process than eviction court, and offers more opportunities to appeal.