

NOTIFICATION TO LANDLORD OF EVICTON PROTECTION DUE TO COVID-19

The City of San José enacted an eviction moratorium that took effect March 18, 2020. The moratorium stops residential evictions for nonpayment of rent when a tenant’s income has been substantially impacted by COVID-19. The moratorium runs through April 17, 2020, and the City of San José may extend it beyond that date.

If a landlord initiates an eviction for nonpayment of rent during the moratorium, the tenant should notify the landlord of her/his intention to stop the eviction. The City recommends tenants notify their landlords immediately upon receiving a landlord’s Notice of Termination. The City also recommends notifications be made by email or in writing, and tenants keep copies of the notifications. The following is an example of a notification:

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

TENANT IS ENCOURAGED TO COMPLETE THE SECTION BELOW AS SOON AS POSSIBLE AND PROVIDE IT TO THEIR LANDLORD NO LATER THAN WHEN SERVED WITH AN UNLAWFUL DETAINER.

Tenant should keep a copy of this form.

An unlawful detainer is a legal demand from a landlord, or a landlord’s attorney, for a tenant to move out of a rental unit.

Tenant Information

| | | | | |
|----------------|-----------|-------|---------|--------|
| First Name | Last Name | | | |
| | San José | CA | | |
| Street Address | City | State | Zipcode | Unit # |

COVID-19 IMPACT: My income has been substantially impacted by COVID-19 due to the following (select one):

- | | |
|--------------------|---|
| Job loss | Missing work to care for a child due to school closure |
| Reduction of hours | State or local emergency action that prevents me from working |
| Other: _____ | |

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: _____

Documentation for items selected above is attached: Yes No

Tenant Signature: _____ **Date:** _____

