



RESIDENTIAL EVICTIONS AMID COVID-19

Eviction Moratorium per Governor's Proclamation 20-19.4

Who does this affect?



Anyone renting month-to-month, through a lease agreement, or with an otherwise established landlord/tenant relationship. It also affects people staying in a hotel or motel for at least 14 days.

Who is not covered?



Anyone being evicted for causing a significant and immediate risk to the health, safety or property of others.

What is this Eviction Moratorium?

A "moratorium" just means a **freeze or a hold**.

During the governor's eviction moratorium:

- No one can be evicted for non-payment of rent.
 - You may only be evicted for "no cause" after 60 days' notice in very specific cases. (If you get a 60 day notice, reach out for legal advice using the information below)
 - A landlord may not *threaten* to evict you for non-payment.
 - A landlord may not try to collect (through collections or court) your unpaid rent unless you did not agree to or make payments under a reasonable payment plan.
- If you do not pay rent *during* the moratorium, you can still be evicted *after* the moratorium. Please **do not** ignore communications from your landlord if they are regarding a payment plan.

How long does it last?

Currently, it lasts until **December 31st, 2020**. If any changes or extensions are made, they will be announced on governor.wa.gov

Do we still need to pay rent?

Yes. You are still required to pay your rent unless other arrangements are made with your landlord.

What about Late Fees?

No. Your landlord may not charge or *threaten* to charge late fees during the moratorium for non-payment or late payment of rent.

My landlord wants to raise my rent

Your rent cannot go up during the moratorium, but it *might* be okay for them to give you a notice about a *future* rent increase. If you get one of these notices, talk to a lawyer.

Feel like your landlord might retaliate?

Your landlord **cannot retaliate** against you for stating your right to the protections in the Governor's orders.

What type of communication with my landlord is appropriate?

As long as your landlord does not send you anything threatening, it is okay for your landlord to send you regular and routine notices and information.

What if my landlord wants to talk about a repayment plan?

That's okay! The payment plan your landlord offers must be *reasonable for you* and specific to *your* circumstances if it is for rent due from February 29, 2020-December 31, 2020

What if I can't pay my rent or need help with a payment plan?

1. Ask your landlord in writing for a reasonable **payment plan**
2. Call Council for the Homeless (360.695.9677) for **help with rent**
3. Contact Clark County Volunteer Lawyers (360.334.4007 | info@ccvlp.org) **OR** Northwest Justice Project (888.201.1014) for **legal advice**