NOTIFICATION TO LANDLORD OF EVICTION 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 October 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:** _____