



# RESIDENTIAL EVICTIONS AMID COVID-19

## Eviction Moratorium per Governor's Proclamation 20-19.2

### 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.

### What is not covered?



Anyone being evicted for a safety or health concern or for certain types of property damage

### 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 to a lawyer using the information below)
- A landlord may not *threaten* to evict you for these reasons.
- 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.

You can still be evicted *after* the moratorium for not paying rent *during* the moratorium.

### How long does it last?

Currently, it lasts until **August 1st, 2020**. If any changes or extensions are made, they will be announced on [governor.wa.gov](http://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.



### 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 if my landlord won't give me a payment plan (or I can't afford the one they offer me)?

This moratorium requires they give you a payment plan *reasonable* to **you**. If they refuse, connect with a lawyer (below).



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

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