



RESIDENTIAL EVICTIONS AMID COVID-19

Eviction Moratorium per Governor's Proclamation 20-19.3

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



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 so **do not** ignore communications from your landlord if they are regarding a payment plan.

Currently, it lasts until **October 15th, 2020**. If any changes or extensions are made, they will be announced on governor.wa.gov

What is this Eviction Moratorium?

How long does it last?

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 my landlord or property manager wants to discuss my ability to pay?

That's okay! The most recent order from the governor *expects* you to talk with your landlord about a payment plan before the moratorium ends. If you are worried about doing this alone, get legal help using the information below.



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**

