

FACT SHEET: TEMPORARY MORATORIUM ON RESIDENTIAL EVICTIONS DUE TO COVID-19 CRISIS



NOTICE TO TENANTS & LANDLORDS

Fremont's Temporary Moratorium on Residential Evictions applies to all rental units, including mobile homes. The Moratorium stops residential evictions for nonpayment of rent due to the COVID-19 public health crisis. The Moratorium is in effect ending 30 days after the expiration of the local emergency or the Governor's termination of a State of Emergency, whichever is later.

LANDLORD RESPONSIBILITY

A landlord must provide the following notice in at least 12-point font to affected residential tenants when serving them with a Notice of Termination:

"NOTICE: THE CITY OF FREMONT HAS ADOPTED A TEMPORARY MORATORIUM ON EVICTIONS FOR NONPAYMENT OF RENT DUE TO COVID-19. A COPY OF THE CITY'S EXECUTIVE ORDER AND UPDATED INFORMATION CAN BE FOUND AT www.Fremont.gov/HousingEvictionMoratorium OR CALL THE HOUSING DIVISION AT 510-494-4500"

A landlord shall not impose late fees or serve any notice for nonpayment of rent upon an affected tenant provided such tenant has within ninety (90) days following the expiration of the declared local emergency repaid fifty percent (50%) of any overdue rent and within one hundred-eighty days (180) following the expiration of the declared local emergency, repaid all outstanding overdue rent and expenses accrued during the pendency of the declared local emergency.



TENANT RESPONSIBILITY

If you are an affected tenant seeking protection under the City's Executive Order, you shall pay the portion of the rent that you are able to pay, as and when able. Nothing in the City's Executive Order shall relieve you of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency.



To qualify for the protections of the City's Executive Order, upon receipt of a Notice of Termination, an affected tenant must notify their landlord immediately, but no later than five (5) calendar days, that they have substantial loss of income, significant out-of-pocket medical expenses, or extraordinary child care needs caused by COVID-19 as described in the City's Executive Order. Tenants must provide their landlord with documentation substantiating their claim.

Examples of Documentation of Loss of Income Due to COVID-19



- Letter from employer or other source of income citing of COVID-19 as a reason for reduced work hours, termination, or other significant reduction in pay
- Employer paycheck stubs showing a reduction in pay following the COVID-19 outbreak
- Documentation showing payment of substantial out-of-pocket medical expenses caused by COVID-19
- Bank statements showing a reduction in income following the COVID-19 outbreak
- Documentation showing the closure of a school or childcare facility where a child in the affected tenant's care would otherwise be present during the tenant's working hours

The City recommends that tenants keep a copy of the notification to their landlord. The notification should be done in writing, including email or text communications to a landlord or the landlord's representative with whom the affected tenant has previously corresponded by email or text. Tenants can use the City's [Notification to Landlords Form](#) for their convenience.