



# Notification of Tenant Rights Under the Yolo County COVID-19 Eviction Prevention Ordinance

**NOTICE TO TENANTS & LANDLORDS:** Yolo County's COVID-19 Eviction Prevention Ordinance stops many residential and commercial evictions related to COVID-19 impacts from March 24, 2020 and will remain in effect for 180 days after the Public Health and Local Emergencies are terminated. Visit [www.yolocounty.org/coronavirus-guidance](http://www.yolocounty.org/coronavirus-guidance) for more information.

If you are a tenant, while the ordinance is in effect, you are protected from evictions related to COVID-19 impacts for the following reasons:

- **Failure to pay rent**
- **Violation of a lease term**
- **No-fault eviction:** *where the tenant didn't do anything wrong, they paid rent and followed the rules, but the landlord decided at the end of the lease term to no longer rent to the tenant*
- **Constructive evictions:** *where the landlord does or fails to do something that then makes the premises uninhabitable, such as turning off the heat or water*



## Tenant Responsibility

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**To receive the eviction protection under this ordinance, tenants must be experiencing at least one of the following:**

1) A substantial loss of income due to COVID-19

- Job loss, layoff, or reduction in work hours
- Missed work due to suspected or confirmed case of COVID-19 for yourself or to care for a dependent child or family member
- Missed work to care for a dependent child due to school or child-care closure
- Business closure
- Decrease in business income
- Compliance with state or local requirement to stay home, self-quarantine or avoid congregating with others

2) Substantial out-of-pocket medical expenses resulting from COVID-19

3) Compliance with a lease term that would violate a state or local requirement to stay home, self-quarantine, or avoid congregating with others

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**You must notify your landlord in writing, if you are unable to pay rent, in full or in part, for one of the above reasons before the rent is due, or within seven days after the due date**

*Use the "Notice of Delay of Rent Payment" form on the County website. You may also use your own hand-written or printed landlord notification.*

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**You must provide documentation to your landlord**

*Examples: termination notices, payroll checks, pay stubs, bank statements, signed letters or statements from an employer or supervisor explaining changed financial circumstances, medical bills, doctor's note, letters or notifications from schools or child-care facilities in which the tenant has a dependent child enrolled, etc.*

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**You will still be responsible for paying your rent**

*While the order is in effect you are still responsible for paying any portion of the rent that you are able to pay. After termination of the public health and local emergencies you will have to pay any past due rent to your landlord within 180 days. A repayment plan may be arranged with your landlord. No late fees may be charged.*

## Emergency Rental or Housing Assistance

- CalWORKs: <https://www.mybenefitscalwin.org/> or call 1-855-278-1594
- Davis Community Meals and Housing: <https://www.daviscommunitymeals.org/> or call 530-756-4008
- Fourth and Hope: <https://www.fourthandhope.org/> or call 530-661-1218
- Mercy Coalition of West Sacramento: <https://www.wsmarcycoalition.org/> or call 916-509-3566
- Short Term Emergency Aid Committee (STEAC): <https://www.steac.org/> or call 530-758-8435
- Yolo 2-1-1: <https://www.211sacramento.org/211/2-1-1-yolo-county/> or call 2-1-1

*Disclaimer: If faced with an eviction, tenants should seek legal counsel to assess whether the Yolo County COVID-19 Eviction Prevention Ordinance and its affirmative defense applies.*