



# AB 3088: the COVID-19 Tenant Relief Act of 2020

Rent owed between  
**March 1, 2020 and August 31, 2020**

Tenant is served with **15-day notice** that includes tenant's rights information on how to claim a COVID-19 hardship and a **blank declaration form\*** for the tenant to complete

15 days – not including weekends and judicial holidays

Tenant returns declaration form

Tenant does not return declaration form

⇒ Landlord can **never** evict tenant for nonpayment of rent from March to August

⇒ Rent due from March to August will be considered COVID-19 rental debt and can be collected **on or after March 1, 2021**

⇒ Landlord can proceed with filing an unlawful detainer on or after **October 5, 2020**.

⇒ Eviction judgments are subject to **protective "masking"** even if the tenant loses in court.

Rent owed between  
**September 1, 2020 and January 31, 2021**

Tenant is served with **15-day notice** that includes tenant's rights information on how to claim a COVID-19 hardship and a **blank declaration form\*** for the tenant to complete

15 days – not including weekends and judicial holidays

Tenant returns declaration form

Tenant does not return declaration form

⇒ Tenant cannot be evicted if they pay 25% of rent owed between September 2020 and January 2021 by January 31, 2021.

The remainder will be considered COVID-19 rental debt and can be collected **on or after March 1, 2021**

⇒ If the tenant does not pay, then the landlord can proceed with filing an unlawful detainer on or after **February 1, 2021**.

⇒ Landlord can proceed with filing an unlawful detainer on or after **October 5, 2020**.

⇒ Eviction judgments are subject to **protective "masking"** even if the tenant loses in court.

⇒ Tenant does not pay rent for the next month

\*"High-income earners", defined as those who earn above 130% of the Area Median Income, may also need to supply documentation that verifies their financial impact due to COVID-19.