

# **15-Day Notice to Pay or Quit**

*(Nonpayment of Rent between September 1, 2020 and June 30, 2021)*

**(To be used for notices provided on or after February 1, 2021)**

*(Code of Civil Procedure Section 1179.03(c)(5))*

TO: \_\_\_\_\_  
(Name of Tenant(s))

## NOTICE FROM THE STATE OF CALIFORNIA

If you are unable to pay the amount demanded in this notice, and have decreased income or increased expenses due to COVID-19, you may sign and deliver the declaration form included with your notice to your landlord within 15 days, excluding Saturdays, Sundays, and other judicial holidays, and your landlord will not be able to evict you for this missed payment so long as you make the minimum payment (see below). You will still owe this money to your landlord. You should keep a copy or picture of the signed form for your records.

If you provide the declaration form to your landlord as described above AND, on or before June 30, 2021, you pay an amount that equals at least 25 percent of each rental payment that came due or will come due during the period between September 1, 2020, and June 30, 2021, that you were unable to pay as a result of decreased income or increased expenses due to COVID-19, your landlord cannot evict you. Your landlord may require you to submit a new declaration form for each rental payment that you do not pay that comes due between September 1, 2020, and June 30, 2021.

If you were unable to pay any of the rental payments that came due between September 1, 2020, and June 30, 2021, and you provided your landlord with the declarations in response to each 15-day notice your landlord sent to you during that time period, your landlord could not evict you if, on or before June 30, 2021, you paid your landlord an amount equal to 25 percent of all the rental payments due from September 2020 through June 2021.

You will still owe the full amount of the rent to your landlord, but you cannot be evicted from your home if you comply with these requirements. You should keep careful track of what you have paid and any amount you still owe to protect your rights and avoid future disputes. Failure to respond to this notice may result in an unlawful detainer action (eviction) being filed against you.

**YOU MAY QUALIFY FOR RENTAL ASSISTANCE.** In addition to extending these eviction protections, the State of California, in partnership with federal and local governments, has created an emergency rental assistance program to assist renters

who have been unable to pay their rent and utility bills as a result of the COVID-19 pandemic. This program may be able to help you get caught up with past-due rent. Additionally, depending on the availability of funds, the program may also be able to assist you with making future rental payments.

While not everyone will qualify for this assistance, you can apply for it regardless of your citizenship or immigration status. There is no charge to apply for or receive this assistance.

Premises location: \_\_\_\_\_

Amount of total rent due and owing: \_\_\_\_\_

\_\_\_\_\_ (month/year) \$ \_\_\_\_\_  
\_\_\_\_\_ (month/year) \$ \_\_\_\_\_  
\_\_\_\_\_ (month/year) \$ \_\_\_\_\_  
\_\_\_\_\_ (month/year) \$ \_\_\_\_\_  
\_\_\_\_\_ (month/year) \$ \_\_\_\_\_

Additional information about the extension of the COVID-19 Tenant Relief Act and new state or local rental assistance programs, including more information about how to qualify for assistance, can be found by visiting <https://housingiskey.com> or by calling 1-833-422-4255.

**DISCLAIMER:** THIS NOTICE CONTAINS INFORMATION REQUIRED BY CODE OF CIVIL PROCEDURE SECTION 1179.03(C). ADDITIONAL INFORMATION MAY BE REQUIRED BY CODE OF CIVIL PROCEDURE SECTION 1161 OR OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS DEPENDING ON THE NATURE, LOCATION AND FINANCING OF YOUR RENTAL UNIT. FOR ADDITIONAL GUIDANCE, PLEASE CONSULT AN ATTORNEY, A LEGAL AID ORGANIZATION, A LANDLORD ASSOCIATION, OR A TENANT ADVOCACY GROUP.