

What Tenants Need to Know During COVID-19



THE UNIVERSITY OF ARIZONA
JAMES E. ROGERS COLLEGE OF LAW
Innovation for Justice

The Arizona Governor has Issued an Executive Order postponing eviction actions for tenants affected financially or medically by COVID-19

***Flip Over For
Info On Rent
Assistance and
Other Resources***

Does This Executive Order Protect You From Eviction?

While the Executive Order is in place, an individual cannot be evicted if:

- The individual is required to be quarantined based on their diagnosis of COVID-19.
- The individual is ordered by a licensed medical professional to self-quarantine based on their demonstration of symptoms as defined by the Center for Disease Control and Prevention.
- The individual is required to be quarantined based on someone in the home being diagnosed with COVID-19.
- The individual demonstrates that they have a health condition, as defined by the Center for Disease Control and Prevention, that makes them more at risk for COVID-19 than the average person.
- The individual suffered a substantial loss of income resulting from COVID-19, including:
 - Job loss;
 - Reduction in compensation;
 - Closure of place of employment;
 - Obligation to be absent from work to care for a home-bound school-age child; or
 - Other pertinent circumstances.

Notify Your Landlord if You Think the Eviction Order Applies to You:

Give your landlord a written letter explaining that you have a COVID-19-related issue and cannot pay rent. You can find a sample letter at <https://www.jp.pima.gov/Notice%20To%20Landlord.pdf> or the below QR code.



- Include supporting documents such as medical notes, termination letters, etc.
- Send your letter to the address for your landlord that is provided on your lease. If possible send the letter by certified mail, or ask someone to witness you delivering the letter.
- Save a copy of the letter and proof of mailing.
- In addition to giving your landlord written notice, tape a copy of your notice on the inside of your window, where it can be seen from outside. Write your phone number on the taped copy so the constables could contact you if needed. Take a photo showing that your landlord or a constable would be able to see your notice from your front door.

Warning: Even if you are protected by the Executive Order, your unpaid rent will be due in the future. There is no forgiveness plan at this time. Prepare for the likely possibility that you will have to make up the missed rent, including costs and fees if your landlord files an eviction complaint with the court.

The Executive Order Does NOT Stop All Evictions!

The Executive Order does not prevent you from being evicted for non-Covid-19 related breach of your lease. The Executive Order does not prohibit landlords from evicting tenants for violating other terms of the lease. If you cannot pay rent due to an event unrelated to Covid-19, you can still be evicted.

Rent Assistance

Resources are limited. Application does not guarantee assistance. If you need to copy, scan, or fax documents, Office Depot, OfficeMax, and Staples are offering free services.

COVID-19 Rental Eviction Assistance Program

The COVID-19 Rental Eviction Assistance Program is funded by the Arizona Department of Housing (ADOH). Eligible households will be responsible for paying 30% of their total gross month's income to their landlord. The program would provide a supplement for the remaining rent due directly to the landlord, up to a maximum of \$2,000/month. Households apply online at www.AZHousing.gov or by calling 520-724-2505.

Pima County rent and utility assistance information is available at: <https://webcms.pima.gov>

- You will need to call to schedule an appointment. Due to COVID-19, many agencies are offering video/telephone meetings.
- All financial programs are based on eligibility and require specific documents for assistance applications. You will need:
 - Your state-issued picture I.D.
 - Proof of U.S. Citizenship or Permanent Legal Residence (birth certificate, naturalization papers, permanent resident card, U. S. passport, social security cards for all household members, birth certificates for children 17 and under)
 - Proof of all household income for the past 30 days (pay stubs, current award letters, etc.)
 - Rental eviction/late notice and/or lease
 - Current utility bills (electric, gas, water) – no cable and/or telephone bills
 - Supporting documentation regarding the crisis that caused you to get behind in your rent

Contact Pima County Emergency Services Network Agencies:

- Chicanos Por La Causa (520) 882-0018
- Interfaith Community Services (520) 297-6049
- Portable, Practical Educational Preparation, Inc. (520) 622-3553
- Pima County Community Action Agency (Hours: Monday - Friday, 8:30-10:30 a.m.) (520) 724-2667
- Primavera Foundation (520) 395-6420
- Salvation Army (520) 795-9671
- *AJO, AZ ONLY:* International Sonoran Desert Alliance (520) 387-3570
- For foreclosure assistance: Pima County Housing Center (El Banco)
<https://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=23529>

Other Resources

- To find a Food Pantry near you, text 877877 with FOOD or COMIDA or check out the Community Food Bank's updated webpage: <https://www.communityfoodbank.org/Get-Help/Find-Food>
- Meals for children under 18, call AZ Hunger Hotline 602-528-3434 or 1-800-445-1914
- To apply for emergency assistance for rent, utilities and other needs visit Pima County Regional Resources at: <http://www.pimacountyhelp.org/>
- For employment and financial assistance visit: <https://des.az.gov/services/coronavirus>
- For information on jobs and unemployment benefits, visit Pima Works at www.PimaWorks.com
- For more information about COVID-19 in English or Spanish, dial 2-1-1
- To find more resources visit: <https://arizonatogether.org>