



# COVID-19 ADVICE FOR LANDLORDS IN ALAMEDA COUNTY

- Rent and eviction laws are changing frequently at the city, county, and state level. Changes are not always easy to find in the news or on the internet.
- Always check with an attorney before considering an eviction for any reason.
- Don't decrease or increase the rent for any reason, orally or in writing without consulting with an attorney.
- The courts have greatly restricted the types of evictions and other cases that can be filed and litigated until the COVID-19 emergency is over. Some problems will have to be resolved without resorting to an eviction.
- Continue to accept rent as normal from your tenants. No laws have been passed that forgive current or past rent due.
- If possible, communicate with any tenants who have fallen behind on their rent. Figure out the reason the rent is not being paid. Check your electronic, voice, and regular mail (and spam folders) to make sure you haven't missed any notes from your tenants.
- If a tenant needs time to catch up on their rent, try to agree on a repayment plan so that the rent can be paid in full later in the year at a reasonable rate.

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