

The moratorium implemented by the City's Executive Order applies to all residential properties in Fremont, including single family homes, rooms rented in single family homes, duplexes, condominiums, income-restricted apartments (i.e., affordable housing), market rate apartments, and mobile homes.

Please note the moratorium stops residential evictions for nonpayment of rent due to substantial loss of income due to the COVID-19 outbreak. There is no moratorium on lawful evictions for other just causes.

If you are an affected tenant, seeking protection under the Executive Order, you should notify your landlord before the day your rent payment is due of your potential inability to pay rent, but must not be later than five (5) calendar days after you are served with a Notice of Termination for non-payment of rent. Along with your notice to your landlord, you must provide verifiable documentation supporting your substantial loss of income due to COVID-19.

Examples of Substantial Loss of Income due to COVID-19

- Job loss
- Reduction of hours
- Missing work to care for a child due to school closure
- State or local emergency action that prevents you from working

Notification should be done in writing which includes email or text communications to a landlord or the landlord's representative with whom you have previously corresponded by email or text. Alternatively, you may use this [form](#) to notify your landlord. Please attach supporting documentation to the form. The City recommends you keep a copy of your notification.

Examples of Documentation of Loss of Income due to COVID-19

- Letter from employer or other source of income citing of COVID-19 as a reason for reduced work hours, termination, or other significant reduction in pay
- Employer paycheck stubs showing a reduction in pay following the COVID-19 outbreak
- Documentation showing payment of substantial out-of-pocket medical expenses caused by COVID-19
- Bank statements showing a reduction in income following the COVID-19 outbreak
- Documentation showing the closure of a school or childcare facility where a child in the affected tenant's care would otherwise be present during the tenant's working hours

You should still pay the portion of the rent that you are able to pay, as and when able. The City's Executive Order does not relieve you of liability for the unpaid rent. You have within ninety (90) days following the expiration for the declared local emergency to repay fifty percent (50%) of any overdue rent and expenses, and within one hundred-eighty (180) days following the expiration of the declared local emergency, to repay all outstanding overdue rent and expenses accrued during the pendency of the declared local emergency.

For renter resources, please visit:

www.Fremont.gov/HousingResourcesforRenters.

For more information, please visit:

www.Fremont.gov/HousingEvictionMoratorium.

If you have additional questions, please email housing@fremont.gov.