

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 the impact of the COVID-19 outbreak. There is no moratorium on lawful evictions for other just causes.

If you are a landlord and you initiate an eviction for nonpayment of rent during the moratorium, you must:

1. Provide the following Notice in at least 12-point font when serving a notice of termination to your tenant:

"NOTICE: THE CITY OF FREMONT HAS ADOPTED A TEMPORARY MORATORIUM ON EVICTIONS FOR NONPAYMENT OF RENT DUE TO COVID-19. A COPY OF THE CITY'S EXECUTIVE ORDER AND UPDATED INFORMATION CAN BE FOUND AT www.Fremont.gov/HousingEvictionMoratorium OR CALL THE HOUSING DIVISION AT 510-494-4500"

2. You should also provide resources for residential tenants:

www.Fremont.gov/HousingResourcesforRenters

3. Your tenant may stop the eviction by notifying you that he/she has suffered a substantial loss of income due to the COVID-19 crisis. You may encourage but not mandate your tenants to use this [Notice to Landlord Form](#).

Your tenant must provide documentation showing he/she has experienced a substantial loss of income. Examples of documentation include:

- 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 tenant's care would otherwise be present during the Tenant's working hours.

A Landlord shall not retaliate against a residential tenant for nonpayment of rent caused by COVID-19 or for exercising their rights under this City's Executive Order, including but not limited to, except for emergencies, shutting off any utilities or reducing services or amenities to which the tenant would otherwise be entitled.

For more information, please visit:

www.Fremont.gov/HousingEvictionMoratorium.

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

Examples of substantial loss of income due to COVID-19 include:

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