

Your COVID Related Housing Rights

About ending a lease:

- If the COVID 19 pandemic has caused increase in your mental health symptoms to the point that you need to live with family or friends for additional support, you can end your lease early without paying penalties or fees, you will need to request an accommodation in writing.
- If you contracted COVID-19 and need help taking care of yourself while you recover, you can end your lease early without paying any penalties because you have a disability and you need help caring for yourself, you will need to request an accommodation in writing.
- A landlord cannot force you to move out because you have or had COVID-19.

About people entering my home:

- If you are immunocompromised and vulnerable to COVID-19, and the landlord insists on repair staff coming into my home for trivial things without wearing personal protective equipment (PPE), you can likely request an accommodation that if it is not an essential repair that they do it at a later time. You can request that if it is an essential repair that they come in wearing proper PPE.
- If you are immunocompromised and vulnerable to COVID-19, and your landlord is forcing you to allow prospective renters to tour your home because my lease is about to end, you can request an accommodation that your landlord put off the showings for a time period or allow virtual showings of your home instead of allowing people to come in and tour.
- If you have workers or support people you need to come into your home to help you, a landlord cannot require that they provide proof of their health status. A landlord cannot prevent your worker from coming in to provide you with services or supports. You may even need a worker to stay with you temporarily; a landlord cannot charge an additional fee or tell you the worker cannot stay. Allowing the worker to stay can be an accommodation you need to stay safe in your home.
- If you need essential electric equipment like a CPAP machine and your power outlets are not working, but your landlord said that does not count as an 'emergency' repair and they will not come fix the issue, because you are a person with disabilities and this directly affects your ability to breath, you could likely get an accommodation for the landlord to repair the electric issue quickly versus having to wait for an unknown period of time.

About flexibility with moving out:

- If you or a household member is immunocompromised or is vulnerable to COVID-19, and the landlord says you have to move out, but you cannot go look at places to live because that would put you or your household member at risk, you can ask your landlord for an accommodation in writing to allow you more time to stay in your unit until it is safe for you to move.

- If you have been told to quarantine or self-isolate because you are COVID-19 positive or have been in close contact with someone who tested positive, and your lease is over before your quarantine but you cannot move without violating the quarantine or self-isolation directive, you can ask your landlord for an accommodation in writing to allow you more time to stay in your unit until your quarantine or self-isolation period is over.

About rent payments:

- If you cannot work because you need to self-quarantine, and you do not have any income right now and are waiting for unemployment to come in, and are going to miss my rent deadline. You can ask your landlord for an accommodation in writing to pay your rent late without late fees.
- If your income has changed because of coronavirus and layoffs, and you will not be able to pay your monthly rent call 211 for resources to help you with rent. If you live in a private rental, contact your landlord to see if they are willing to accommodate a flexible or amended payment plan. If you live in public housing or you have a housing choice voucher contact your PHA to let them know that there has been a change in your income and they should adjust your portion. If you live in a federally assisted property, contact the property management to have them adjust your portion.