



Emergency Moratorium on Rent Increases and Evictions Frequently Asked Questions (FAQ)

What are the dates when the moratorium is in effect?

The Oakland City Council passed this moratorium on Friday, March 27, 2020, effective immediately and continuing through May 31, 2020, unless City Council extends that date.

Are tenants required to notify the property owner in writing that they can't pay rent due to COVID-19?

No. While there is no requirement that tenants notify the Owner that they cannot pay rent due to COVID-19, the Rent Adjustment Program (RAP) encourages tenants to be as communicative as possible about an inability to pay rent due, and to keep accurate records and notes of the communication.

Are tenants required to provide proof to the property owner that their income was reduced because of COVID-19?

No. While a property owner cannot require a tenant to provide proof that their income is reduced because of COVID-19, RAP encourages property owners and tenants to work together during the moratorium.

Are tenants still required to pay rent during the moratorium?

Yes. While the tenant cannot be evicted for non-payment of rent due to loss of income related to the coronavirus pandemic, the emergency ordinance does not relieve a tenant of the obligation to pay back rent that was due during the moratorium.

What happens if the tenant's lease expires during the moratorium?

Termination of a lease is never just cause to evict a tenant. A diagnosis of coronavirus, the sale of a property, and foreclosure are also not grounds for evictions under the Just Cause for Eviction Ordinance.

What happens when the moratorium is over?

When the moratorium is over, Oakland laws on evictions and rent control still apply. Rent that has not been paid, is still due. While a property owner may not evict for unpaid rent due to a loss of income because of the coronavirus pandemic, a property owner may file a small claims action to recover the back rent owed.