

COVID-19 FACT SHEET RELATED TO D.C. ACT 23-317

The Coronavirus Omnibus Emergency Amendment Act of 2020 (DC Act 23-371) applies to all landlords who have 5 or more residential units currently rented or available for rent.

THE ACT DOES NOT RELIEVE TENANTS OF THE OBLIGATION TO PAY RENT. LANDLORDS MAY NOT CHARGE INTEREST OR A LATE FEE ON THE RENT UNDER THE PAYMENT PLANE, AND MAY NOT REPORT TO A CREDIT BUREAU AS DELINQUENT THE RENT THAT IS SUBJECT TO THE PAYMENT PLAN OR REPORT THE PAYMENT PLAN AS DEROGATORY INFORMATION.

EVICTION PROTECTIONS - Under Section 10 of the Act, during the period of time for which the Mayor has declared a public health emergency, and for 60 days thereafter, landlords are not permitted to file a suit for possession in landlord-tenant court.

RENTAL TENANT PAYMENT PLANS - Under Section 8 of the Act, during the period of time for which there is a public health emergency and for one year thereafter, a landlord shall develop a rental payment plan for eligible residential and commercial tenants. The Act also requires that the landlord notify all tenants of the availability, terms, and application process for the Program. The application shall be made available online and by telephone. Under the Act's application process, the tenant must demonstrate to the landlord evidence of a financial hardship resulting directly or indirectly from the public health emergency. The Act defines eligible tenant to mean a tenant who has notified the landlord of an inability to pay all or a portion of the rent due as a result of the public health emergency, and is not currently receiving a rent reduction. Prior to the passage of the Act, some landlords have been entering into rental payment plans with tenants, without applying for the plan and without presenting documentation for the need for a plan. This process may continue so tenants who want to enter into a plan that is not under the Act should contact their landlord.

ASSISTANCE FOR TENANTS - Tenants may seek information and assistance from the Office of Tenant Advocate by calling 202-719-6560 or on-line at ota.dc.gov.

TENANT NOTIFICATION TO LANDLORD OF INABILITY TO PAY RENT DUE TO COVID-19 EMERGENCY

Date: _____

RE: Property Address: _____

Telephone number: _____

Email address: _____

On May 13, 2020, the Mayor of the District of Columbia signed B23-750, now Act 23-317, cited as Coronavirus Omnibus Emergency Amendment Act of 202. Section 8 of that Act, entitled Rental tenant payment plans provides that a landlord shall permit an eligible tenant to enter into a payment plan for rent that comes due during the covered time period. The Act allows a tenant to enter into this plan if the tenant demonstrates evidence of a financial hardship resulting directly or indirectly from the public health emergency, regardless of an existing delinquency or a future inability to make rental payments established prior to the start of the public health emergency. circumstances related to the COVID-19 pandemic.

I am writing to provide notice that I am unable to pay rent for the month (s) of: _____ because I have been affected by COVID-19 pandemic. I HAVE CHECKED ALL THAT APPLY. FOR ANY BLOCK THAT IS CHECKED, I HAVE ATTACHED SUPPORTING DOCUMENTATION. **SUPPORTING DOCUMENTATION MUST BE ATTACHED.**

I have been affected by the COVID-19 pandemic in the following ways (check one or more of the following):

- I have suffered a loss of income because I have had to pay medical expenses related to treating a COVID-19 illness.
- I have suffered a loss of income because of a COVID-19 related workplace closure or reduced hours.
- I have suffered a loss of income because school closures have increased my child-care expenses and/or I cannot go to work due to day care and/or school closures.
- I have suffered a loss of income because of a government ordered COVID-19 measure.
- Other: _____

I understand that if this application is approved, I must agree in writing to make payments in accordance with the payment plan I have negotiated with my landlord and both of us have signed. **All TENANTS MUST SIGN BELOW.**

TENANT(S) NAME(S):

PRINT

SIGN

PRINT

SIGN

PRINT

SIGN

LANDLORD'S NAME AND TITLE:

PRINT

SIGN