Tenants who have applied for CA COVID-19 Rent Relief (also known as “ERAP” – the Emergency Rental Assistance Program) may use this template letter to notify landlords that the tenants has submitted an ERAP application and that the tenant is aware of protections that exist for tenants.

**California Rural Legal Assistance, Inc.**

For all office locations, visit
[**www.crla.org/office-listing**](http://www.crla.org/office-listing)
or call 1-800-337-0690

**This template letter is not legal advice.**

[Date]

[Tenant’s Name]

[Tenant’s Address]

[Landlord’s name]

[Landlord’s address]

Dear [landlord’ name]:

I am writing to notify you that I have applied for CA COVID-19 Rent Relief (also known as “ERAP” — the Emergency Rental Assistance Program) from California’s Housing and Community Development Department (HCD). As of today, I have not been notified that my application has been approved or denied. As a reminder, this program has promised to cover 100% of COVID-19-related rental debt.

Please be advised that to begin an eviction action based on nonpayment of rent a landlord must comply with the requirements of AB 832. A notice to terminate tenancy due to nonpayment of rent is not enough to evict me. Until HCD decides my application or March 31, 2022 (whichever comes first), this law prevents a court from moving forward with an eviction case filed against me based on any rental debt that came or will become due between March 1, 2020 and March 31, 2022 (Code Civ. Proc. § 1179.11).

Additionally, please be aware that it is unlawful to evict or otherwise retaliate against an individual for asserting their rights under the law (Code Civ. Proc. § 1942.5). Repeatedly asking for payment of pandemic-related debt may be harassment prohibited by Code Civ. Proc. § 1940.2.

Sincerely,

[Tenant’s name]