

## Notify Resident of CDC Eviction Moratorium Denial

The following is a notice of denial you can use when a resident tries to invoke the CDC moratorium but doesn't appear to qualify based on CDC requirements. To qualify, each adult household member has to provide the required declaration and other documentation confirming the elements of the declaration. Send this notice to the resident to explain the denial and request a follow-up meeting.

### CDC MORATORIUM ON EVICTION—DENIAL NOTICE

Date: \_\_\_\_\_

Dear \_\_\_\_\_:

You have received a lease termination notice for nonpayment of rent and other fees. In response, you have requested to invoke certain protections authorized by the CDC. You have provided a signed Declaration indicating that the following statements are true:

- You have used best efforts to obtain all available government assistance for rent or housing.
- You either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), were not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act.
- You are unable to pay your full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, layoffs, or extraordinary out-of-pocket medical expenses (exceeding 7.5% of total gross income).
- You are using best efforts to make timely partial payments that are as close to the full payment as your circumstances may permit, taking into account other nondiscretionary expenses.
- If evicted you would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because you have no other available housing options.
- You understand that you must still pay rent or make a housing payment, and comply with other obligations. You further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required may still be charged or collected.
- You further understand that at the end of this temporary halt on evictions on Dec. 31, 2020, the owner/agent will require payment in full for all payments not made prior to and during the temporary halt and failure to pay will result in eviction pursuant to state and local laws.

We are denying your request to invoke the CDC Moratorium on Eviction for Nonpayment of Rent because (check all that apply):

- We have not received a signed Declaration from all adult members noted on your current lease.
- We cannot verify a reduction in income or an increase in medical expenses.
- You have not participated in requests for meetings to discuss entering into a repayment agreement for rent owed.
- The eviction for nonpayment of rent was filed prior to Sept. 4, 2020, when the CDC Order was issued.
- Other: \_\_\_\_\_

We are committed to your continued enjoyment of your home at this site. We would like to meet with you to discuss. Please request a meeting by contacting the owner/agent within ten (10) business days from the date of this letter.

We look forward to working with you,

James Doe  
Property Manager