

Can I be evicted during the COVID-19 crisis?

YES

There are only **two reasons** for eviction during Governor Inslee's moratorium.

1 There is nothing in the order that prevents a landlord from issuing notices for violations of the rental agreement other than for the non-payment of rent.

2 A landlord can only give you a 20-day notice for unlawful detainer if it is needed to ensure someone's health and safety.

NO

You cannot be evicted during the Governors moratorium if you are **unable to pay your rent**. This includes the following types of renters:

- Section 8 voucher or you live in section 8 project housing
- Public housing
- HUD-subsidized senior housing or other HUD housing
- USDA-subsidized housing
- Tax credit or "LIHTC" housing



Evictions and late fees are paused for 120 days—until **July 25th**—by the federal stimulus (CARES) Act. After that, 30 days' notice is required.

NOTE: If you have subsidized housing and have lost income, you should ask for an interim recertification right away.

The dates above also apply if your landlord has a HUD (including FHA), USDA, VA, Fannie Mae, or Freddie Mac mortgage.

Q: How do I know what kind of mortgage my landlord has?

A: Your landlord may be able to tell you, and if not, they can look up whether they have one of these loans. You can also call these numbers yourself to find out about your landlords loan.

1-800-2FANNIE (1-800-232-6643) or 1-800-FREDDIE (1-800-373-3343)

For renters with landlords that don't have government backed loans, evictions are paused until **April 17, 2020**.

HELPFUL LINKS

[Attorney General's eviction moratorium complaint form](#)

[Sample letter to landlord if you can't pay rent due to COVID-19](#)

Check the [COVID-19 statewide information portal](#) frequently for updates.

It is illegal for a landlord to lock you out without an eviction order from a court. If this happens you should seek legal assistance. If you are low-income, you can speak to a legal professional by contacting the CLEAR (Coordinated Legal Education, Advice and Referral) legal aid hotline at **1-888-201-1014**, or by dialing **2-1-1** if you live in King County.