

Answers to Q&A: Thursday, March 18, 2021

“Rental Relief is Available for Landlords Under S.B. 91 – What YOU Need to Know to Receive Funding”

The California Rental Housing Association (CalRHA.org) | California Business, Consumer Services, and Housing Agency

Housing is “Key” Website for Rental Relief Program: <https://housing.ca.gov/>.

For Support Email: support@ca-rentrelief.com or Call Hotline at (833) 422-4255

Question	Answer
<ul style="list-style-type: none"> Are there two different programs that pay in different ways and require two sets of applications (e.g., from funds provided in December 2020 and this new stimulus bill)? If so, do they complement each other, does one reduce the amounts paid by the other? 	<p>This is still unknown as we wait for new Treasury guidance, but both Senate Bill 91 and the Program were structured to allow for new funds to be added to the existing program. If you have received funds under a previous program, then those funds must be applied to rent owed and reduce the amount of rental debt applied for under this latest program.</p>
<ul style="list-style-type: none"> If a landlord has assisted tenants by reducing the amount of rent due (either temporarily or permanently), can the landlord apply to receive assistance based on the original amount of rent without considering the reduction? 	<p>When a landlord agrees to a rent reduction, either temporary or permanently, that amount is no longer owed, and cannot be applied for as part of the rental relief program.</p>
<ul style="list-style-type: none"> My tenant has already moved out. Do I qualify for the 80% rental relief? May I still apply? 	<p>If the tenant has already vacated the rental unit, then it is unlikely you are eligible for the rental relief program. You can send an email to support@ca-rentrelief.com to work with a case manager to confirm. However, the main purpose of the program is to ensure Californian can continue to remain housed, not to necessarily repay landlords for lost income.</p>
<ul style="list-style-type: none"> How will applications for rental relief be prioritized? Will applications be processed on a first come, first served basis? 	<p>In order to qualify for rental relief under the program, tenants must meet the income requirements of 80% or below the Area Media Income (AMI) for the county in which the rental property is located. First priority will be given to those tenants that are at or below 50% AMI, and based upon available funds, funding will be provided to qualified tenants who are in the up to 80% AMI bracket.</p>
<ul style="list-style-type: none"> What if my tenant refuses to cooperate in the application process? What can a landlord do when the tenant refuses to apply for the relief? 	<p>Under Senate Bill 91, landlords are highly encouraged to apply or to assist their tenants with applying for this or any other rental relief. If and when, as a landlord, you eventually file a complaint seeking to collect the rental debt owed and/or an unlawful detainer (eviction) lawsuit, you will need to show the court evidence that you attempted to assist your tenant with obtaining rental assistance.</p> <p>Landlords are not obligated to particulate and accept the 80% rental relief (and, therefore, write-off the balance of 20% owed) and tenants are not obligated to apply or assist in the process of applying. However, under the</p>

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	<p>law, a judge can hold it against a landlord for not making the attempt. Landlords are, therefore, encouraged to maintain documentation (e.g., emails, letters, notices, etc.) on how they may have notified their tenants of available rental relief programs and/or applied for rental relief on behalf of their tenants.</p>
<ul style="list-style-type: none"> • If rent was unpaid for the month of March 2020, the rental relief program does not cover this month. Rental relief is available for the months of April 1, 2020 through March 31, 2021. Is there anything I can do about March 2020? 	<p>This program can pay you 80% of rent owed from April 1, 2020 to March 31, 2021 if your tenant qualifies. For March 2020, depending upon the circumstances with your tenant (e.g., still housed by you, COVID impacted, local laws, paid 25% of rent due per S.B. 91, etc.), you can at some point file an unlawful detainer lawsuit or seek to collect the amount owed in small claims or a civil court.</p>
<ul style="list-style-type: none"> • Please direct me to the link on the State's website to the application forms for landlords? 	<p><u>See: https://housing.ca.gov/</u></p>
<ul style="list-style-type: none"> • Is this presentation being recorded for future review? 	<p>Yes, this presentation is being housed on the website of the California Rental Housing Association (CalRHA) at https://cal-rha.org/ca-covid-rent-relief/. Each of CalRHA's nine affiliated apartment associations will also have this webinar presentation available on each of their websites in the future.</p>
<ul style="list-style-type: none"> • Are tenants still required to pay 25% of their rental through June 30, 2021? 	<p>It is not "required" that tenants pay 25%. But in order to avoid eviction for non-payment of rent, they would need to pay you 25% of rent due from September 1, 2020 through June 30, 2021 and provide a signed declaration in order to avoid being evicted for non-payment of rent. If that all occurs, the 75% of rental debt remaining will then be converted into consumer debt and you cannot eviction for non-payment of that debt - but you can pursue collection of it on or after July 1, 2021.</p> <p>If you and your tenant apply and receive 80% funding under the rental relief program, likely the amount you as a landlord receive will be sufficient to meet the 25% of rent due between September 1, 2020 and June 30, 2021, so your tenant would then be protected from eviction.</p>
<ul style="list-style-type: none"> • If a landlord and tenant apply for and receive the 80% funding between April 2020 and March 2021, can a tenant also apply for and receive the 25% for April 2021 through June 2021? 	<p>After receiving funding for 80% rental relief, a tenant may still apply for the additional 25% covering the months of April, May and June 2021; however, there are no assurances the tenant will qualify.</p>
<ul style="list-style-type: none"> • Will this funding affect Americans With Disabilities Act (ADA) requirements? 	<p>There is nothing in Senate Bill 91 dealing with ADA requirements.</p>
<ul style="list-style-type: none"> • Three of my tenants are not able to pay rent or refuse to pay rent, but only one has responded by providing a declaration in response to my 15-day notice to "pay or quit." What should I do? 	<p>This webinar is about the State's rental assistance program, not about tenant issues you are having. You should seek legal advice for your particular situation, as any response is dependent upon factors such as your</p>

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		<p>jurisdiction, whether your rental property is subject to a rent control ordinance, etc.</p> <p>Nevertheless, the fact that one or more of your non-paying tenants has not responded to notices served upon them should not be a factor in whether you as a landlord decide to apply for rental relief funding.</p> <p>While landlords are not obligated to particulate and accept the 80% rental relief (and, therefore, write-off the balance of 20% owed) and tenants are not obligated to apply or assist in the process of applying, under the law, a judge can hold it against a landlord for not making the attempt. Landlords are, therefore, encouraged under Senate Bill 91 to assist their tenants with seeking rental relief and should maintain documentation (e.g., emails, letters, notices, etc.) on how they may have notified their tenants of available rental relief programs and/or applied for rental relief on behalf of their tenants.</p>
	<ul style="list-style-type: none"> ● It was my understanding that if landlord does not take the 80% there is a chance that the tenant would get the 25% and the courts would not make them pay the balance of 75% later ...is this true? 	<p>Yes, and no. When a landlord does not agree to participate in the application process to get the 80% relief, a tenant may apply for 25% of rent due between April 1, 2020 and March 31, 2021 and may be able to apply for 25% of rent due for the months of April, May, and June 2021.</p> <p>Bear in mind that under Senate Bill 91, Landlords are encouraged to assist their tenants with seeking rental relief and should maintain documentation (e.g., emails, letters, notices, etc.) on how they may have notified their tenants of available rental relief programs and/or applied for rental relief on behalf of their tenants.</p>
	<ul style="list-style-type: none"> ● State website mentions that the application process will start at March 20, 2021 only – Is this accurate? 	
	<ul style="list-style-type: none"> ● How do tenants apply if they do not have a computer? 	<p>Tenants may set an appointment with a member of our Local Partner Network, and they will help complete the application on behalf of tenant. Tenants may also use smartphones or tablets to complete the application.</p>
	<ul style="list-style-type: none"> ● How is the household size determined for purposes of AMI? Can a resident include dependents not named as a lessee or occupant? 	<p>Tenants should include every member living in the household, including dependents, when they identify their household size.</p>
	<ul style="list-style-type: none"> ● If a landlord receives the 80% rental relief funding, can they evict at a future time, for a future time frame, for nonpayment or other reasons, including evicting tenants to sell a house? This pertains to a single-family residence (non-Rent Stabilization Ordinance) in the City of Los Angeles. 	<p>Let us address non-City of Los Angeles rental properties first. Evictions are now permitted under certain circumstances such as non-payment for reasons other than due to COVID-related financial distress, certain no-fault reasons such as an owner move-in, and lease breaches other than non-</p>

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	<p>payment. Senate Bill 91 expires on June 30, 2021, so owners will be permitted to evict tenants for rent payments missed after June 30th.</p> <p>Now, for the City of Los Angeles, the eviction moratorium currently has no end date (it ends when the Mayor decides to lift the emergency order), so yes you can evict in future periods, but no one knows when those future periods might be for now. No-fault evictions are not permitted under any circumstances. Evictions where there is a risk to the health and safety of residents is permitted at this time. In cases where a tenant is not paying and has not indicated in any way COVID impacts, seek legal advice to see what your options might be.</p>
<ul style="list-style-type: none"> I do not see Lawndale or Gardena on the list of jurisdictions shown during the webinar. Are these cities under Options A, B, or C? 	<p>Lawndale and Gardena are in Los Angeles County. Los Angeles County is Option A. Residents of those cities should submit through the State's portal.</p>
<ul style="list-style-type: none"> What happens if a tenant applies through the State's rental assistance program but the tenant lives in a local jurisdiction that is processing and distributing assistance funds locally as in the case of the City of Los Angeles? 	<p>You will be directed by the state website to your local jurisdiction's application process if, like in the City of Los Angeles, applicants are being processed locally and funded locally.</p>
<ul style="list-style-type: none"> What happens if a tenant applies before the landlord? 	<p>The landlord will be notified via email if the tenant applies first.</p>
<ul style="list-style-type: none"> Are landlords eligible to receive rental relief funding for people who have not paid and have either given up possession or have been evicted (legally) between April 2020 to Mar 2021? 	<p>If the tenant has already vacated then I do not think you are eligible for the program. You can send an email to support@ca-rentrelief.com to work with a case manager to confirm.</p>
<ul style="list-style-type: none"> How will the distribution of funds as it relates to Area Mean Income (AMI) parameters work for jurisdictions who have chosen Option B? Some cities are saying landlords may apply if a tenant makes 80% AMI or below, yet they are prioritizing funds for 30% and below and they do not anticipate funding will be available for anyone making 30%-80% AMI. 	<p>Prioritization is being afforded to those in the 50% AMI or below category per Senate Bill 91, and it is possible funds may become exhausted depending upon applications received and rental debt outstanding for those tenants in the lowest AMI categories.</p>
<ul style="list-style-type: none"> What landlords do not qualify for this program? 	<p>The beneficiaries of the program are households. Eligibility is fully dependent on tenant household criteria. Landlords must be the property owner, or an authorized manager, and must have some sort of rent agreement with the tenant.</p>
<ul style="list-style-type: none"> Does 'unpaid rent' cover other charges such as parking, RUBS (utilities), storage, etc.? Or is this rental assistance program strictly for past due rent only? 	<p>The definition of "rents" includes the costs identified in the rental agreement, so if costs like storage or parking are bundled in the rent price for the unit, those costs are eligible.</p>
<ul style="list-style-type: none"> When will the City of Los Angeles start this program? 	<p>The City of Los Angeles is supposed to be open for landlord applications from March 30, 2021 until April 30, 2021. As always with the City of Los Angeles, this could be subject to change.</p>

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<ul style="list-style-type: none"> • What if tenant ignores the landlord’s application or landlord’s request that the tenant apply, but Landlord wants to participate? 	<p>You cannot force a tenant to participate, but as a landlord, you will be required to show proof that you tried to assist your tenant with getting rental relief through this program and/or others. If you are willing to take the 80% deal, you should apply whether or not you think your tenant will also apply. As a landlord, you are not obligated to apply, but the law makes it so you are almost obligated to assist with the application process and will be asked to show proof of that or a judge could look unfavorably at your request for money damages or eviction later on.</p> <p>You should consider at least making the attempt to apply. You cannot force a tenant to apply.</p>
<ul style="list-style-type: none"> • What if the tenant does not have an email account or a computer? What if the landlord does not have either an email account or computer? 	<p>Tenants will be encouraged to set up a free email as part of application process through our partner networks. There are options to select phone or mail as alternative contact options for case management, however they will need an email to initiate the application.</p> <p>The same holds true for landlords.</p>
<ul style="list-style-type: none"> • Where is a link to the Landlord application? 	<p>https://housing.ca.gov/</p>
<ul style="list-style-type: none"> • What if my tenant had a business that was closed and they did not receive unemployment? Do they qualify 	<p>It is impossible to know if they qualify, but if they can meet the documentation requirements to show they fall below 80% AMI, then they may be able to qualify. The tenant may be able to supply other documents to meet the proof of income requirements and can seek assistance through the State’s hotline.</p>
<ul style="list-style-type: none"> • Can we evict a tenant if the tenant is above 80% AMI, has months of unpaid rent, did not return a declaration of COVID related financial distress, and has not been paying the 25% of rent due? 	<p>“It depends” is the answer. Please seek legal advice as every situation is different and the answer is dependent upon the local jurisdiction’s laws and many other factors. There is too much money that is owed landlords today, and the laws are very complicated, so DO NOT try to “D.I.Y.” Do not “do it yourself.”</p>
<ul style="list-style-type: none"> • For qualified tenants based on AMI, do they automatically qualify for the rental relief program by owing rent in and of itself? 	<p>Qualifying tenants based on income level and other factors, including providing required documentation, may “qualify” for relief, but that does not mean they will receive relief. First, a tenant’s landlord must apply and be able to provide appropriate documentation. Second, there is no guarantee that there will be sufficient funding available.</p>
<ul style="list-style-type: none"> • My tenant and I have already submitted the application, but we did not receive emails from the Program abouts the next steps in the process nor any confirmation emails? 	<p>Please contact the State at the phone number or email address provided on the first and last page, and they can check in and see why you did not get an email. Please also check your SPAM folders as the emails could have possibly been routed there.</p>

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<ul style="list-style-type: none"> ● We have completed the list of residents with balances owed in Microsoft Excel that has been provided on the website. We submitted the list but are not sure if the list was received on your end. Assuming it was submitted, will our tenants be receiving an email to complete the application process or is it completed once we submit the list? 	<p>Once accepted in the system, your tenants will then be notified to complete their portion of the application process.</p>
<ul style="list-style-type: none"> ● What if the tenant doesn't meet the income restriction? Is there any relief for the landlord? 	<p>Under this program, no.</p>
<ul style="list-style-type: none"> ● Is Area Median Income (AMI) for 2020 being used? What if my tenant was employed in 2020 (so will not meet less than 80% AMI qualification) but lost his or her job in 2021? Would the Tenant be eligible? 	<p>The criteria for qualifying for rental relief is not entirely based on 2020's income. So, your tenant may qualify. Yes, the AMI being used is for 2020.</p>
<ul style="list-style-type: none"> ● Is the City of Los Angeles' rental relief program going to be available on March 30, 2021? I heard there is a \$10,000 limitation of rental relief, is that true? 	<p>There is no longer a "cap" in the City of L.A. The City learned that a "cap" would not follow Federal Guidelines, so they dropped it. Currently, the City of Los Angeles plans to accept applications from landlords from March 30, 2021 until April 30, 2021.</p>
<ul style="list-style-type: none"> ● If a tenant has paid rent, but payment of rent was a hardship and they used their savings, could they qualify? 	<p>Depending on a tenant's circumstances, they might qualify for rental relief funding in this instance; however, they would be entitled to funding based upon rent still owed from April 1, 2020 through March 31, 2021. They would not be eligible to seek repayment for savings used to pay their rent.</p>
<ul style="list-style-type: none"> ● What if the Landlord applies, but the tenant does not want to participate? Can the Landlord still get anything? Does the tenant have to agree prior to landlord applying? 	<p>The state needs to verify the tenant qualifies, so if the tenant does not participate, funding would not be available. No, a tenant does not have to agree to the landlord's applying for funding on the tenant's behalf. The tenants and landlords can apply independently and each will be notified of the other's application.</p> <p>See previous responses. Whether your tenant will be willing to cooperate or not, as a landlord, Senate Bill 91 "almost" obligates landlords to assist tenants in seeking rental relief funds by notifying them about relief programs and assisting with applications for rental relief. So, even if you do not think your tenant will cooperate or if you are uncertain if your tenant will qualify, you should still consider applying if your tenant owes you past due rent.</p> <p>If you do not wish to accept the 80% rental relief under any conditions (e.g., because you do not wish to write-off 20%), you are under no obligation to participate. However, you should still make the attempt (and document the attempt) that you tried to assist your tenant with obtaining rental relief by recommending various rental relief programs to your tenant.</p>

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<ul style="list-style-type: none"> ● The “Application Quiz” on the website stated that I do not qualify but did not give me a reason why. Based upon my review of the eligibility requirements, I think I do qualify. What should I do? 	<p>You should still apply on the State’s website and see what happens.</p>
<ul style="list-style-type: none"> ● Once both sides have submitted, how long before payment can be expected? 	
<ul style="list-style-type: none"> ● How does the area mean incomes (AMIs) work for tenancies with multiple individuals on the lease/ In our case, six individual renters rented a large house together? Several lost their jobs. How are the AMIs, determined here? (Household size of six? All of the incomes combined?) 	<p>You need to look at the total household income, so aggregate of all six residents in the tenant household.</p>
<ul style="list-style-type: none"> ● What is the income threshold to apply this program in the City of Los Angeles? 	<p>The area median income (AMI) for Los Angeles County for a family of 4 people is \$77,300. AMI varies based on the number of individuals living in a household (minors and adults). You can check the AMI based on number of adults on the Apartment Association of Greater Los Angeles website at www.aagla.org or you can use a search engine to find this information through the Internet. There is no income qualification for a landlord, only documentation requirements and being owed rent.</p>
<ul style="list-style-type: none"> ● If tenant does not want to participate then may a landlord wait until the emergency is over and evict tenant at that time.? 	<p>When attempting to evict your tenant, you will be asked to provide documentation that you attempted to assist your tenant with getting this financial assistance. Therefore, owners are encouraged to apply and maintain all records showing you tried to help your non-paying tenants get financial aid, including from this program.</p> <p>The answer to whether you can evict your tenant is dependent upon a number of factors unique to your specific situation which cannot be addressed through this Q&A. It is suggested that you seek appropriate legal advice.</p>
<ul style="list-style-type: none"> ● Are tenants who are Section 8 voucher holders eligible to apply for these funds? 	<p>Yes, if a tenant meets the financial requirements (after factoring in the value of the Section 8 voucher as income) and owes past due rent, they may qualify.</p>
<ul style="list-style-type: none"> ● Will an application be approved simply if a resident owes rent and earned less than 80% of area median income (AMI) in 2020 or will they need evidence supporting that it was COVID related? 	<p>Like all government funded programs, appropriate documentation will be required as part of the application process. There are various criteria for tenant qualifications in addition to AMI.</p> <p>To be eligible for relief, households must meet all of the following criteria to qualify for rental assistance (e.g., must meet all the criteria in (1), (2) and (3)):</p>

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	<p>(1) At least one household member must (a) qualify for unemployment benefits, or (b) have suffered significant income loss or experienced financial hardship due to COVID-19.</p> <p>(2) At least one household member must be able to show a high risk of becoming homeless by (a) demonstrating they have past due utilities or (b) have an eviction notice, and/or having unsafe living conditions.</p> <p>(3) Total household income less than 80% of the local area median income.</p> <p>The rental assistance program will prioritize assistance by providing help to households who are below the 50% local area median income level and then will prioritize households that are in communities that have been highly impacted by COVID-19, and finally, the rental assistance program will provide help to all other households who qualify up to the 80% local area median income level. Rental assistance is only being made available in instances where the tenants remain housed in their rental units and will not “cover” past due rental debts owed by tenants who have vacated.</p>
<ul style="list-style-type: none"> How does the “income verification” work if the people were laid off. The point is that they have no income...They may not be able to provide a Form 1040. 	<p>Other documentation is accepted such as a letter from their former employer.</p>
<ul style="list-style-type: none"> If a tenant does not qualify because they lied when they initially claimed COVID financial related hardships, what recourse does the landlord have to collect their rent? 	<p>You will need to pursue an unlawful detainer or collection case in a civil or small claims court. Seek legal advice.</p>
<ul style="list-style-type: none"> How do I prove current rental amount for long term tenants where the lease shows a rental amount that is not current? 	<p>Usually there's documentation of rent increases that gets sent to tenants (30-day notice of change of terms). If you were not aware that you needed that documentation, you really need to join an apartment association. Hopefully you can provide some type of documentation evidencing the amount of current rent.</p>
<ul style="list-style-type: none"> What about a landlord or property manager with multiple properties and different owners or ownership entities? Do each have to apply for the rental relief funding separately? 	<p>Yes, each owner / entity should apply separately.</p>
<ul style="list-style-type: none"> How will a landlord know if a tenant decides to cooperate in the application process? Is there a way to check the status of the application? 	
<ul style="list-style-type: none"> If tenant is planning to move out after May 2021, may a landlord and tenant still apply to receive 80%? 	<p>Yes, if the application is processed while the tenant remains housed in the landlord's rental unit.</p>
<ul style="list-style-type: none"> Do landlords need to download all of the pages of a lease agreement or just the front page and maybe signature page? 	

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<ul style="list-style-type: none"> The City of Los Angeles seems to have a different eligibility threshold than the state. The City’s website states that "the household income is at or below 50% of the area median income (AMI)." The state says 80%. Which one applies to City of Los Angeles tenants? 	<p>The City of Los Angeles will be required to follow State and Federal guidelines, so limitation to 50% AMI would not be possible when State law covers up to 80% AMI.</p>
<ul style="list-style-type: none"> Is it recommended to apply for this rental relief program even if the tenant already has applied to previous rent relief assistance program? 	<p>If your tenant still owes rent between April 1, 2020 and March 31, 2021, after taking into consideration previously rental relief paid under other programs, you and you tenant are not precluded from applying for this program.</p>
<ul style="list-style-type: none"> Does this rental relief program apply to commercial tenants as well or only residential? 	<p>The purpose of this program to assist Californians with staying housed, so it would not aid commercial tenants.</p>
<ul style="list-style-type: none"> Regarding the 20% of past due rent that landlord has to forgive; is this 20% in relation to rent paid through the program or total balance? For example, we have tenants owing upwards of \$25,000. What if they get only \$10,000 in aid? 	<p>The intent of the program is to pay 80% of past due rent of certain qualified tenants, not pay “up to” 80%. So, your example is not applicable.</p>
<ul style="list-style-type: none"> Who applies first the owner or the tenant? 	<p>It does not matter. The system will alert the other party, so if the landlord first applies, the tenant will receive an email.</p>
<ul style="list-style-type: none"> My tenant claims he is supporting a dependent who does not live in the residence (e.g., child is attending college). Would this dependent be excluded in determining household size? 	<p>Not necessarily. If a child is a dependent and living temporarily in another location due to school, then you may be able to count the child / student as part of the household.</p>
<ul style="list-style-type: none"> My properties are in the City of Los Angeles, and because of that, I do not believe we qualify for this program. Will there be a webinar for the Emergency Rental Assistance program provided by the City of Los Angeles? 	<p>The City of Los Angeles has a separate allocation out of the total \$2.6B in rental relief funding and will make applications to landlords under this program available from March 30, 2021 until April 30, 2021. Just because your property is in the City of Los Angeles does not mean you are precluded from applying.</p> <p>There are no plans to provide a webinar on the City of Los Angeles’ Emergency Rental Assistance program, and the funds are completely or almost exhausted at this point (unless the City allocates more funding).</p>
<ul style="list-style-type: none"> is the application opening date for Los Angeles County the same date as the City of Los Angeles? (e.g., March 30th) 	<p>No, they are not the same. The County is processing applications and distributing funds through the State’s website. The County of Los Angeles covers any jurisdictions within the County that have opted to participate in funding through the State, including all unincorporated areas of the County and any local jurisdictions with less than 200,000 population.</p>
<ul style="list-style-type: none"> I own and rent a single-family house in the City of Los Angeles for a little over \$11,500 per month. Is there a limit on the amount of monthly rent that would be eligible to participate? 	<p>No.</p>

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<ul style="list-style-type: none"> I am small landlord and have never filed a Form W-9. Is that needed? 	<p>Yes. A Form W-9 is an IRS form that can be found on the Internet, which provides your social security number or tax identification number. Payments you receive under the rental relief program are taxable and will be reported to the IRS.</p>
<ul style="list-style-type: none"> What if one of the tenants is unwilling to participate and apply for the rental relief, but the other tenants living in the same house are willing to participate and apply? 	<p>That depends, of course. If a joint lease, where tenants are “jointly and severally” liable, one tenant can apply for the group of tenants. If separate leases, each tenant can apply for themselves individually.</p>
<ul style="list-style-type: none"> We have already applied for rental relief funding through a local program. Do we need re-apply or are we already “in the system?” 	<p>You will need to apply for unpaid rent, or balance owed and create a new application. No information has been transferred from any other rental relief program to this one. If other funding was received, than that amount of rent is not owed, and should not be applied for under this new program.</p>
<ul style="list-style-type: none"> May I apply for the squatter tenant in the City of Los Angeles, that was left behind by my previous tenant who has since passed away and left his squatter brother who is not my tenant. Unfortunately, I cannot evict him since he is claiming the City to stay due to COVID. 	<p>You may be able to apply for an occupant of your rental unit (vs. a tenant). You should also consult with an attorney about removing our “squatter.” You may have options and legal remedies.</p>
<ul style="list-style-type: none"> Can a master lease tenant for a multiunit residential property work with a property owner to apply for rental assistance for subtenants? The lease is with the master lease tenant. 	<p>You may be able to do so but would need to apply on behalf of the master sublessor, who probably has not paid rent to you.</p>
<ul style="list-style-type: none"> Under Option B, may a local jurisdiction require additional contractual requirements on landlords? 	<p>Local jurisdictions may impose only those requirements allowed under Federal guidelines and Senate Bill 91.</p>
<ul style="list-style-type: none"> If tenant lost his or her job in 2020 so that income is less than the qualifying area media income (AMI), but he found job a couple of months ago and is now not qualified, can he or she still apply for this rental relief? 	<p>Maybe. To be eligible for relief, households must meet all of the following criteria to qualify for rental assistance (e.g., must meet all the criteria in (1), (2) and (3)):</p> <ol style="list-style-type: none"> (1) At least one household member must (a) qualify for unemployment benefits, or (b) have suffered significant income loss or experienced financial hardship due to COVID-19. (2) At least one household member must be able to show a high risk of becoming homeless by (a) demonstrating they have past due utilities or (b) have an eviction notice, and/or having unsafe living conditions. (3) Total household income less than 80% of the local area median income.\
<ul style="list-style-type: none"> If my rental property is located in both in Option B (City of Los Angeles) and Option A (Los Angeles County), which Option has jurisdiction over my case? 	<p>The local jurisdiction, which in your case is the City of Los Angeles, would be the process you would follow to apply for rental relief funding.</p>
<ul style="list-style-type: none"> If a renter has already received some rental assistance for a short time, may they still apply if they owe much more? 	<p>Yes, landlord and applicant can seek funding for only the remaining unpaid rent as part of this rental assistance program.</p>

This Q&A is for general information purposes only. Before acting, be sure to receive legal advice from an attorney.

- When applying for the 80% rental relief, are landlords required to document that they have served a 15-day notice to the tenant for the particular time period involved?

No. The documentation requirements for landlords are:

- Property Deed(s)
- Mortgage Note(s)
- Property Tax Statement
- Copy of Property Insurance Statement
- Lease or rental agreement reflecting tenant's name, residence address, and monthly rent due.

Got More Questions?

California Business, Consumer Services, and Housing Agency

Housing is "Key" Website for Rental Relief Program: <https://housing.ca.gov/>.

For Support Email: support@ca-rentrelief.com

Or, Call Hotline at (833) 422-4255

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