



Community Legal Services
305 S. 2nd Avenue
Phoenix, AZ 85003

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Media Inquiries: Pamela Bridge, Esq.
pbridge@clsaz.org or 602-258-3434 ext.2650

****Arizona Tenants Must Pay Their May 2020 Rent****

Community Legal Services is encouraging all residential tenants in Arizona to pay rent on time in May 2020. While New York City and other areas in the country are planning rent strikes May 1, tenants are still required to pay rent in Arizona. Despite the Governor's Order 2020-14 and the CARES Act, tenants still have an obligation to pay rent. Under the CARES Act, landlords cannot file nonpayment of rent complaints through July 25, 2020 against tenants who participate in many types of federally subsidized housing programs and tenants who live in properties with federally backed mortgages. However, their obligation to pay rent each month continues. Landlords can also not charge late fees or penalties against tenants protected under the CARES Act through July 25, 2020.

Under the Governor's Order 2020-14, a constable will not lock out a tenant who provided their landlord notice and available supporting documentation of certain COVID-19 circumstances. However, tenants that delay the constable from locking them out under the Order still will owe rent and will receive judgments against them.

"Tenants who are having a difficult time paying rent because of COVID-19," says Pamela Bridge, Director of Litigation and Advocacy at Community Legal Services, "should begin by talking with their landlords. Tenants should pay what they can to their landlords on time and ask landlords if they can make an installment agreement for any unpaid amounts. They should put that agreement in writing. Communication with landlords is the first step and hopefully, both parties can avoid court."

If the tenant needs rental assistance because of COVID-19, they can apply through the Department of Housing at www.housing.az.gov. Tenants should read the eligibility requirements before applying. If the tenant is low-income, the tenant may also apply for rental assistance at DES at <https://des.az.gov/services/basicneeds/shelter-housing/short-term-crisis-services>. Additionally, many cities and churches can help with rental assistance.

Information about the Governor's Order 2020-14 and COVID-19 and sample forms in English and Spanish can be found on Community Legal Services' website at www.clsaz.org/covid-19. CLS is offering free webinars concerning the law during COVID-19 on Wednesdays and Fridays and individuals can register at www.clsaz.org/events.

Community Legal Services (CLS) is dedicated to providing legal assistance, advice or representation, self-help materials and legal education so people can know their rights. We focus on helping survivors of domestic violence; assisting victims of consumer fraud and abuse, protecting tenants from unlawful/unfair practices by landlords, foreclosures, legal problems affecting agricultural workers, wage claims and other employment matters, and federal and state programs affecting peoples' health and economic stability.



TENANTS IN ARIZONA: YOU ARE REQUIRED TO PAY MAY 2020 RENT

I thought I heard on the news there is a rent strike beginning in May?

Arizona tenants are required to pay rent. While tenants in New York City and other areas in the country are planning rent strikes May 1, tenants are still required to pay rent in Arizona.

Isn't there a federal moratorium on evictions?

No. Under the CARES Act, a landlord cannot file a nonpayment of rent complaint through July 25, 2020 against tenants who participate in many types of federally subsidized housing programs and tenants who live in properties with federally backed mortgages. However, these tenants still have an obligation to pay rent. Landlords of tenants protected under the CARES Act may also not charge these tenants late fees through July 25, 2020.

Didn't the Governor's Order says I don't have to pay rent?

No. Under the Governor's Order 2020-14, a constable will not lock out a tenant who has provided the landlord notice and available supporting documentation of certain COVID-19 circumstances. However, even these tenants who delay being locked out of their units under the Order will owe rent and will receive judgments against them.

What should I do if I can't pay rent?

Tenants who are having a difficult time paying rent because of COVID-19 should begin by talking with their landlords. Tenants should pay what they can to their landlord on time and ask their landlord if they can make an installment agreement for any unpaid amounts. They should put that agreement in writing. Communication with landlords is the first step and hopefully, both parties can avoid court.

Where can I get help to pay rent?

If the tenant needs rental assistance because of COVID-19, they can apply through the Department of Housing at www.housing.az.gov. Tenants should read the eligibility requirements before applying. If a tenant is low-income, they may also apply for rental assistance at DES at <https://des.az.gov/services/basic-needs/shelter-housing/short-term-crisis-services>. Additionally, many cities and churches can help with rental assistance.

Where can I learn more about the Governor's Order or the CARES Act?

Information about the Governor's Order 2020-14 and COVID-19 and sample forms in English and Spanish can be found on Community LegalServices' website at www.clsaz.org/covid-19.



INQUILINOS DE ARIZONA: USTED DEBE PAGAR SU ALQUILER DE MAYO

¿Creo que escuche en las noticias que hay una huelga de alquileres que comienza en mayo?

Los inquilinos de Arizona deben pagar su alquiler. Si bien los inquilinos de la ciudad de Nueva York y otras áreas del país planean huelgas de alquileres para el 1 de mayo, los inquilinos de Arizona aún deben pagar su alquiler.

¿No hay una moratoria federal sobre los desalojos?

No. Bajo la Ley de CARES, un arrendador no puede presentar una queja por falta de pago de alquiler hasta el 26 de julio de 2020 contra los inquilinos que participan en muchos tipos de programas con vivienda subsidio federal y los inquilinos que viven en propiedades con hipotecas resopladas por el gobierno federal. Sin embargo, estos inquilinos aún tienen la obligación de pagar el alquiler. Los arrendadores de inquilinos protegidos por la Ley de CARES tampoco pueden cobrar a estos inquilinos cargos por pagos atrasados hasta el 26 de julio de 2020.

¿Que no dice la Orden del Gobernador que no tengo que pagar el alquiler?

No. Bajo la Orden del Gobernador 2020-14, un agente de policía no puede desalojar a un inquilino que le haya entregado el aviso a su arrendador y la documentación justificativa de ciertas circunstancias de COVID-19. Sin embargo, incluso estos inquilinos que retrasaron el desalojo de su unidad deberán pagar el alquiler y pueden recibir un juicio en su contra.

¿Qué debo hacer si no puedo pagar el alquiler?

Los inquilinos que están teniendo dificultades para pagar el alquiler debido a COVID-19 deben comenzar por hablar con sus arrendadores. Los inquilinos deben pagar lo que puedan a su arrendador a tiempo y preguntarle al arrendador si pueden llegar a un acuerdo a plazos para cualquier cantidad impago. Deberían poner ese acuerdo por escrito. La comunicación con los arrendadores es el primer paso y con suerte, ambas partes pueden evitar la corte.

¿Dónde puedo obtener ayuda para pagar el alquiler?

Si el inquilino necesita asistencia de alquiler debido a COVID-19, pueden presentar su solicitud a través del Departamento de Vivienda en www.housing.az.gov. Los inquilinos deben leer los requisitos de elegibilidad antes de aplicar. Si un inquilino es de bajos ingresos, también pueden solicitar asistencia de alquiler con DES en <https://des.az.gov/services/basic-needs/shelter-housing/short-term-crisis-services>. Además, muchas ciudades e iglesias pueden ayudar con la asistencia de alquiler.

¿Dónde puedo obtener más información sobre la Orden del Gobernador o la Ley de CARES?

Puede encontrar información sobre la Orden del Gobernado 2020-14, COVID-19 y formas de muestra en inglés y español en el sitio web de Community Legal Services en www.clsaz.org/covid-19.