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September 18, 2020

Dear valued clients:

The following is another very important update on deferred rent and evictions related to Covid-19. While the Covid Tenant Relief Act – AB 3088 (CTRA) is quite exhaustive, with the help of our legal counsel, below is a summary of the most important provisions of the CTRA:

1. Beginning 9/1/2020, if rent is late, CTRA has extended the usual 3-Day Notice period to a “15-Day Notice to Pay Rent or Quit”. When a 15 Day notice is served, it must be accompanied by a declaration to be signed by the tenant. If the tenant fails to sign the declaration for any month, Landlord can evict. Said Declaration must be submitted within 10 days from the date of rent being due and must have supportive documentation.
2. Residential tenants CAN be evicted for cause other than non-payment of rent beginning 9/1/2020. Other cause or “just cause” could be, a threat to public safety, owner wants to move into the property; owner wants to remodel or renovate the property; drugs, or other nuisances.
3. The landlord must provide a CTRA informational notice no later than 9/30/2020, to all tenants with a missed payment between 3/1/2020 and 8/31/2020. (I sent these notices out on September 16, 2020.)
4. If the tenant pays at least 25% of their current rent owed beginning 9/1/2020, we cannot evict. However, if they don’t pay the minimum of 25% by 1/31/2021, then an eviction can be filed on 2/1/2021.
5. No late fees can be charged between 3/1/2020 and 3/1/2021.

There are numerous other provisions to the revised CTRA that I can’t possibly fit in this letter; however, I have a PDF copy that I can forward to you if interested. Please let me know and I’m happy to email it to you. All necessary forms, notices, and declarations for both tenants and landlords, are here in my office ready to be distributed.

For those of you who do not live in the Fresno or Madera County area or even in California, if you’ve read about the recent fires near here, please know that your property is safe and several miles from the affected areas. The “Creek Fire” as it is called has burned more than 220,000 acres and as of today, is only 18% contained. The areas of Shaver Lake, Big Creek, Huntington Lake, Mammoth Pool, and the San Joaquin River, are most affected with over 650 structures destroyed. We are experiencing heavy smoke from these fires but as the weather changes and

shifts, we hope it clears out soon. If anything changes or there is an immediate risk to your investment property, I will let you know right away.

Thank you for taking the time to read my letters and please don't hesitate to call or email with any questions or concerns.

Sincerely,

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