Request for Rent Suspension Template

Instructions

Pick the template that applies to your situation, read it through, and replace the [placeholders] with the information that is pertinent to you and your situation. Proofread before sending it to your landlord or property management.

Version A

Collective Group of More Than One Tenant Addressing Landlord

Use this template If you are reaching out on behalf of a group of tenants - this can be for a group of tenants living in an apartment complex or a group of tenants who share a landlord.

This version is preferable for a handful of reasons:

The message is stronger when you can organize a collective voice behind the statement.

If you or neighbors/fellow tenants are already struggling with making payments, or the relationship with the landlord(s) is tense, this will disable the landlord(s) from making their decision based on their opinion of a single tenant.

Chances of actually convincing the landlord(s) to agree are higher.

In either case, you will know where the landlord(s) stand with their tenants, and whether or not they care about your well-being.

Make sure to reach out to your neighbors and collect as many signatures as possible. If you have the ability to, gather the names of the tenants and include them at the bottom of your letter.

Version A

To [Name of Property Manager/Rental Company/Landlord] ,

I am sending this message to you on behalf of myself and other tenants. Unfortunately, as a result of the COVID-19 pandemic, people are now forced to contend with a complex set of issues:

- Possibility of contracting a highly contagious and fatal illness when going about daily life.

- Sudden financial stress amidst the economic downturn resultant of COVID-19’s effect on public health.

We have numerous residents at [Address/Apartment Name] , that have been laid off from their jobs and are left without any income, or now have substantially reduced income, as their workplaces have either closed until further notice or have drastically limited their hours/operations. This has taken a substantial emotional toll on us: with the uncertainty of the availability of other jobs, the health risk it poses to ourselves and others to actively seek employment, and the duration of this crisis, we have become extremely concerned that we will not be able to sustain our financial responsibilities should the current state of the economy remain crippled.

As your tenants, we would like to achieve the following with this message:

-Request a temporary suspension of rent payments and late fees for the month of April while we attempt to stabilize financially.

-Come to a mutual understanding of our situations and what we can do to ensure the safety of our community.

-Establish the ability to revisit and negotiate our needs as this crisis continues to unfold and affect us all in the months to come.

We are currently exploring any possible actions we can take to diminish the impact that COVID-19 has on our lives. We have been proactive in seeking alternative forms of income, and are prepared to file for unemployment, if necessary. We are all doing what we can to ensure our safety and our future.

This request is as difficult for us to make as it is for you to receive. We are requesting assistance from a place of necessity, as your tenants and indispensable members of this community. We have no intention of obtaining free rent for personal reasons or otherwise complicating our relationship that we have with you.

If you haven’t already done so, we urge you to contact your bank/financial institution with which you have your mortgage and ask them what actions you take in order to temporarily dismiss late fees and any associated credit reporting. There is federal assistance available for property owners to help compensate for some of your financial losses. We invite you to stand with us in solidarity, not just in our country but around the globe, and refuse mortgage payments. Organize with your fellow home/property owners, please. We are all in this together.

Without rent forgiveness our economic situation is not going to improve in a timely manner and we will be left homeless.

We sincerely thank you for your time and understanding as our [landlord/property manager].

Regards,

Tenants of [Address/Apartment Name]

[List Names and Signatures Here]

Version B

Single Tenant Addressing Landlord

Dear [Name of Property Manager/Rental Company/Landlord] ,

I hope this message finds you well. Unfortunately, as a result of the COVID-19 pandemic, people are now forced to contend with a complex set of issues:

- Possibility of contracting a highly contagious and fatal illness when going about daily life.

- Sudden financial stress amidst the economic downturn resultant of COVID-19’s effect on public health.

I am notifying you that due to the pandemic, I have [lost my job and am left without any income.][have substantially reduced income, as my workplace has closed until further notice/drastically limited their hours/operations.] This has taken a substantial emotional toll on me: with the uncertainty of the availability of other jobs, the health risk it poses to ourselves and others to actively seek employment, the health risk it poses to ourselves and others to actively seek employment, and the duration of this crisis, I have become extremely concerned that I will not be able to sustain my financial responsibilities should the current state of the economy remain crippled.

As your tenant, I would like to achieve the following with this message:

-Request a temporary suspension of rent payments and late fees for the month of April while we attempt to stabilize financially.

-Come to a mutual understanding of our situations and what we can do to ensure the safety of our community.

--Establish the ability to revisit and negotiate our needs as this crisis continues to unfold and affect us all in the months to come.

I am currently exploring any possible actions I can take to diminish the impact that COVID-19 has on my life. I have been proactive in seeking alternative forms of income, and am prepared to file for unemployment, if necessary. I am doing what I can to ensure my safety and my future.

This request is as difficult for me to make as it is for you to receive. I am requesting assistance from a place of necessity, as your tenant and an indispensable member of this community. I have no intention of obtaining free rent for personal reasons or otherwise complicating my relationship with you.

If you haven’t already done so, I urge you to contact your bank/financial institution with which you have your mortgage and ask them what actions you take in order to temporarily dismiss late fees and any associated credit reporting.There is federal assistance available for property owners to help compensate for some of your financial losses. We invite you to stand with us in solidarity, not just in our country but around the globe, and refuse mortgage payments. Organize with your fellow home/property owners, please. We are all in this together.

Without rent forgiveness our economic situation is not going to improve in a timely manner and we will be left homeless.

I sincerely thank you for your time and understanding as my [landlord/property manager].

Regards,

[Your Name and Signature]

[Address]

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**Version C - Single Tenant Addressing Property Management - Referring to Governor’s Exec. Order 2020-14**

Dear [Property Manager/Management],

I hope this message finds you well. Unfortunately, as a result of the COVID-19 pandemic, people are now forced to contend with a complex set of issues:

- Possibility of contracting a highly contagious and fatal illness when going about daily life.

- Sudden financial stress amidst the economic downturn resultant of COVID-19’s effect on public health.

I am notifying you that due to the pandemic, I have:

1. I am required to be quarantined based on my diagnosis of COVID-19.
2. I have been ordered by a licensed medical professional to self-quarantine based on my demonstrating symptoms as defined by the Center for Disease Control and Prevention.
3. I am required to be quarantined based on someone in my home being diagnosed with COVID-19.
4. I have a health condition that makes me more at risk for COVID-19.
5. I have suffered substantial loss of income resulting from COVID-19, including:
   1. Job loss;
   2. Reduction in compensation;
   3. Closure of place of employment
   4. Obligation to be absent from work to care for a home-bound school-aged child, or
   5. Other pertinent circumstances

This has taken a substantial emotional toll on me: with the uncertainty of the availability of other jobs, and the duration of this crisis, I have become extremely concerned that I will not be able to sustain my financial responsibilities should the current state of the economy remain crippled.

As your tenant, I would like to achieve the following with this message:

1. Request a temporary suspension of rent payments and late fees for the month of April while we attempt to stabilize financially.
2. Inquire as to what options I have for flexible payments.
3. Come to a mutual understanding of our situations and what we can do to ensure the safety of our community.

I am currently exploring any possible actions I can take to diminish the impact that COVID-19 has on my life. I have been proactive in seeking alternative forms of income, and am prepared to file for unemployment, if necessary. I am doing what I can to ensure my safety and my future.

This request is as difficult for me to make as it is for you to receive. I am requesting assistance from a place of necessity, and as your tenant, I would like to work together with you to come to a mutually supportive agreement. I have no intention of obtaining free rent for personal reasons or otherwise complicating my relationship with you.

I sincerely thank you for your time and understanding as my property manager.

Regards,

You do not have to follow this template word-for-word. This is merely an example for you to use in contacting your own landlord or property manager and notifying them of your situation. It will be beneficial for you to tweak and rewrite to fit your specific situation, or use these templates for ideas on how to write your own.

If you need help, feel free to reach out to me on IG @charityhilarity

Can I Still Get Evicted?

There are three types of evictions:

Type A. Pay Rent or Quit - Eviction due to late rent payments

Type B. Cure or Quit - Eviction due to violation of one or more clauses in the lease agreement

Type C. Eviction without cause

Eviction laws vary depending on the state in which you reside, and by individual lease agreements.

Here is a brief rundown of the eviction process:

Depending on the disposition of the landlord or property manager, they may issue an informal warning that they are considering evicting the tenant(s).

Landlord decides to begin the eviction process, and issues an eviction notice. The notice will specify the cause (if any), when the eviction will go “into effect” and what actions the tenant has available. Here are some scenarios based on the types listed above:

Type A: The eviction notice should allow you a specified number of days (dependent on state) to pay your overdue rent.

Type B: You have violated a term in the lease agreement and you must take action to “cure” the violated term. This could be due to damage of property, city/neighbor complaints, etc. The reason should be listed on the eviction notice. You should be given a specified amount of time to fix the damage, or otherwise “correct” the violation made.

Type C: This is essentially the landlord telling you that they want you to move out. In this scenario, you must be given anywhere from 30-90 days to find new housing and move out. This type of eviction is ONLY VALID for month-to-month rental agreements, and DOES NOT APPLY to fixed-term leases (one-year leases).

If the landlord deems that you have not satisfied the terms necessary to dismiss the eviction, the landlord must then take legal action: they then take the eviction notice to court and attempt to sue the tenant:

A judge must review the eviction and make the lawsuit valid, or decide if the eviction is not lawful and denies the eviction.

If the lawsuit is successful, the tenant can then call police to forcibly remove the tenant.

If the tenant fights the lawsuit and wins, the eviction is dismissed and the tenant can legally occupy the property for the duration of their lease agreement.

The landlord CANNOT evict you if you make an agreed upon payment within a time period, or if you satisfy the terms of the Cure portion of the Cure or quit eviction notice.

How does this apply to the Coronavirus Crisis?

As of the 22nd of March, there is NO OFFICIAL FEDERAL MANDATE OR LEGAL PRECEDENT which legally prevents a property owner from issuing an eviction notice, or ensures your safety, as a tenant, from receiving one, due to the COVID-19 crisis. Many state governments are beginning to recognize the severity of the situation, and in certain states, officials are either declaring a state of emergency, or initiating protection legislation through state processes which protects people from losing homes. We are still far away from being fully-protected by law.

A handful of cities/states have mandated that public housing programs have halted rent collection and evictions for city-owned housing only. This DOES NOT apply to privately owned properties.

Actions you can take:

Contact your city’s/state’s tenant union and request legal advice. They will know what the laws are, and what options you have regarding paying your rent.

Check twitter pages of your state’s governor, your city’s mayor, etc. and see if a state of emergency has been issued for your state.

Check the details regarding the state of emergency. It should say whether or not citizens are required to make their rent/mortgage payments.

Research tenants’ rights and the legal procedure behind evicting tenants in your city/state. Know your rights so that they may inform your actions moving forward.

Tenant-Landlord Relations

In times of crisis, we are forced to re-examine our relationships with our community, individuals and institutions that we must interact with in order to facilitate our existence, but especially how we navigate our relationships with our landlords and property managers. In a typical scenario, the relationship between tenant and landlord is either completely passive (you pay them rent and you leave eachother alone) or tense and frustrating (your income is unstable, the landlord is picky, overbearing and demanding, you are in a position where you ask for leniency, etc.) By

nature, the relationship between tenant and landlord devolves into a clumsy and frustrating dance of transactional interactivity.

Our system is structured to incentivize and reward the individualist, to hoard money and resources, to exploit and treat others as material instead of as humans, etc. As such, establishing and interacting with others with whom we have some sort of transactional relationship becomes increasingly complex and difficult to navigate for tenants, who feel increasingly alienated in their workplaces and in their lives.

Unfortunately, the landlord is thus incentivized to perceive their tenants as subordinate to them (where they would ideally function as a support network and provide assistance to their tenants based on principles of mutual aid). Power is given to property owners when they remove themselves - either partially or total capacity - from direct interaction or contact, relegating any requests to a “property manager” or even less personal: a work order. These obstructions make the tenant feel alienated, feel as if their landlord does not care for them the way that an empathetic human does, and the landlord does not require to maintain any sort of line of communication or direct relationship with their tenant, and has the opportunity to perceive their tenant merely as a body occupying their property.

I imagine an understanding landlord would see this crisis and reach out to their tenants, however most are comfortable with passivity, as they are favored in the power dynamic of the tenant-landlord relationship, making the tenant the party that bears the burden of initiative. This can be perceived as a sign of weakness, that the tenant is helpless and that they are at the mercy of their landlords. However, this is simply not the case, as taking initiative like this will demonstrate to the landlord that the tenant is not just a body occupying their property, that they are human, and furthermore - that the relationship is not one-sided, that we are in a complex symbiotic relationship in which the landlord is dependent on our rent, as much as we are dependent on their “status” as a property owner.

Landlords do not have as much power as they think they do. It is time for us to demonstrate to them this truth.

Resources

Apply for Unemployment Per State

Some AZ-specific renting/housing info

AZ Tenants Union

Eviction Process Info

When is it legal for a landlord to terminate a lease and evict a tenant?

**El Gobernador Ducey emite una orden que retrasa la ejecución de desalojos a inquilinos afectados por el COVID-19**

**PHOENIX** — El gobernador Ducey emitió hoy una orden ejecutiva que retrasa la ejecución de desalojo a inquilinos afectados por el COVID-19. La orden se aplica a los inquilinos que están en cuarentena debido al COVID-19 o que enfrentan dificultades económicas como resultado del brote. La orden permanecerá vigente durante 120 días.

Va Nadie debería ser expulsado de su hogar debido al COVID-19", dijo el gobernador Ducey. “Esta orden se trata de proteger la salud pública y brindar alivio a las familias afectadas por este virus, ya sea por enfermedad o dificultades económicas. Esto es lo correcto para apoyar a las familias de Arizona durante su tiempo de necesidad y evitar la propagación del COVID-19."

La acción de hoy se alinea con las acciones federales recientes. El 18 de marzo, el Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD por sus siglas en inglés) anunció la suspensión de todos los desalojos de propiedades financiadas por HUD. El mismo día, la Agencia Federal de Financiación de la Vivienda (FHFA por sus siglas en inglés) ordenó a Fannie Mae y Freddie Mac que suspendieran las ejecuciones hipotecarias y los desalojos durante al menos 60 días debido a la emergencia nacional por el coronavirus.

El Departamento de Vivienda de Arizona ofrece asistencia a los arizonenses que luchan por hacer los pagos de la hipoteca. A través del programa del Departamento "Save Our Home AZ" (SOHAZ), los arizonenses pueden calificar para:

● Asistencia de reducción de capital,

● Asistencia mensual de subsidio hipotecario para residentes de Arizona desempleados y subempleados,

● Y asistencia para la eliminación del segundo gravamen.

Si tiene preguntas sobre el programa SOHAZ puede dirigirse al Departamento de Vivienda de Arizona, de lunes a viernes, de 8:00 a.m. a 5:00 p.m. llamando al (602) 771-1000 o visitando housing.az.gov/save-our-home.

El Departamento de Vivienda de Arizona también opera una línea directa gratuita con asesores de vivienda para responder preguntas sobre las viviendas en Arizona. Para comunicarse con un asesor de vivienda sin costo, los residentes de Arizona pueden llamar al: 1-877-448-1211.

Spanish translation

Instrucciones para los diferentes modelos de solicitud de suspensión de renta.

\*Escoja el modelo que mejor se acomode a su situación, léalo todo y reemplace los [ marcadores de precisión ] con la información que sea relevante a usted y su situación. Vuélvalo a leer antes de mandarlo al dueño de la casa, casero, o administrador de la propiedad.

Versión A

Grupo colectivo de mas de un inquilino/a dirigiéndose al Casero.

Use este modelo si esta escribiendo a nombre de un grupo de inquilinos- esto puede ser en caso de que varios inquilinos vivan en un complejo de departamentos como también en el caso de que estas personas no vivan en el mismo lugar, pero compartan el mismo Casero.

Esta versión es preferible por varias razones:

- El mensaje es mas fuerte cuando se organiza una voz colectiva detrás de una declaración.

- Si usted ó sus vecinos ya están teniendo dificultados con los pagos o si la relación entre el/la casero/a y Ud. ya es un poco tensa, este modelo puede impedir que el casero tome una decisión basada en la opinión que tenga de un solo inquilino.

- Las probabilidades de convencer a un casero cuando son varias personas son mas altas.

En cualquiera de los casos, sabrá como esta la situación entre el propietario y sus inquilinos, y si de verdad les importa su bienestar. Asegúrese de hablar con sus vecinos y recolectar todas las firmas posibles. Si puede hacerlo, recolecte el nombre de todos los inquilinos que firman y escríbalas al final de su carta.

**Versión A**

Estimado [Nombre del Administrador de la Propiedad/ Empresa de Alquiler/ Dueño de la Casa]\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

De la manera mas atenta, le mando este mensaje a nombre mío y de varios otros inquilinos. Desafortunadamente, como resultado de la epidemia del COVID-19, varias personas han sido forzadas a enfrentar una serie de problemas:

- La posibilidad de contraer una enfermedad extremadamente contagiosa y mortal en la rutina de la vida diaria.

- Repentinos problemas financieros debido a la caída de la economía debido al COVID-19 y su efecto sobre la salud publica.

Tenemos varios residentes en [Dirección de Casa/ Nombre de Departamentos] \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, que han sido despedidos y se han quedado sin ningún tipo de ingreso, o que ahora tienen ingresos reducidos porque sus lugares de trabajo han cerrado o han reducido drásticamente sus horarios de operación. Esto ha causado un estrago emocional para nosotros. Con la incertidumbre de la disponibilidad de otros trabajos, el gran riesgo a la salud que implica buscar un trabajo y la posible duración extensiva de esta crisis, estamos muy preocupados que no podremos mantener nuestras responsabilidades financieras si el estado de la economía sigue detenido.

Como sus inquilinos, con este mensaje apelamos a lo siguiente:

- Pedimos un congelamiento temporal de la renta y los cargos por demora para el mes de abril mientras intentamos estabilizarnos financiablemente.

- Que lleguemos a un acuerdo mutuo de nuestras situaciones y de lo que podemos hacer para asegurar la salud de nuestra comunidad.

- Que tengamos la posibilidad de renegociar nuestra situación mientras esta crisis continúa desarrollándose y continúa afectándonos en los próximos meses.

En estos momentos, y al igual que el resto de la población estamos tratando de protegernos y a nuestras familias del impacto que el COVID-19 tiene en nuestras vidas. Hemos sido proactivos, buscando formas alternativas de ingresos, y estamos preparados para solicitar a las oficinas del desempleo, si es necesario. Todos estamos haciendo lo posible para asegurar nuestra salud y nuestro futuro.

Ha sido muy difícil para nosotros hacer esta petición. Estamos conscientes que para Ud. es difícil recibir esta petición también. Lo hacemos por necesidad, como sus inquilinos y como miembros indispensables de su comunidad. No tenemos ninguna intención de obtener una renta gratis, ni quisiéramos complicar nuestra relación con Usted.

Si aun no lo ha hecho, le pedimos urgentemente que contacte a su banco/ institución financiera con quien tiene su hipoteca y que les pregunte que acción pueda tomar para poder evitar los cargos de pagos tardíos y para que le proporcionen cualquier otro tipo de información de crédito. Sabemos que hay (o habrá) ayuda federal para dueños de propiedades para recompensarlo por las perdidas financieras. Le invitamos a que se una a nosotros en solidaridad, no solo en nuestro país, pero alrededor del mundo, que rechace pagar su hipoteca. Le pedimos que se una con otros propietarios, por favor. Todos estamos juntos en esto.

Sin un perdón de alquiler, nuestra situación económica no va a mejorar de manera oportuna y nos quedaríamos sin hogar.

Sinceramente le agradecemos su tiempo y su comprensión como nuestro [ Casero/ Administrador de Propiedad].

Respetuosamente,

Inquilinos de [Dirección de Casa/ Nombre de Departamento]

[ Lista de Nombres y Firmas aqui]

**Versión B**

*Inquilino singular dirigiéndose hacia casero.*

Estimado [nombre del administrador de propiedad/ Compañía/ Dueño de Casa] \_\_\_\_\_\_\_\_\_\_\_\_\_,

Espero esta carta lo encuentre con bien. Desafortunadamente, como resultado de la pandemia COVID-19, varias personas nos encontramos enfrentándonos a varios problemas:

- La posibilidad de contraer una enfermedad extremadamente contagiosa y mortal en la rutina de la vida diaria.

- Repentinos problemas financieros debido a la caída de la economía debido al COVID-19 y su efecto sobre la salud publica.

Le notifico que debido a la pandemia, [ he perdido mi trabajo y me he quedado sin ingresos]/[ he tenido una reducción drástica de ingresos porque mi trabajo ha cerrado/ cortado su horario de operación]. Esto me ha causado un estrés mental y físicamente enorme; con la incertidumbre de la disponibilidad de otros trabajos, el gran riesgo a la salud que implica buscar un trabajo y la posible duración extensiva de esta crisis, estoy muy preocupado/a que no podre mantener mis responsabilidades financieras si el estado de la economía sigue detenido.

Como su inquilino, con este mensaje, apelo a lo siguiente:

- Le pido de la manera mas sincera, un congelamiento temporal de la renta y los cargos por demora para el mes de abril mientras intento estabilizarme financiablemente.

- Que lleguemos a un acuerdo mutuo de nuestras situaciones y de lo que podemos hacer para asegurar la salud de nuestra comunidad.

- Que tengamos la posibilidad de renegociar nuestra situación mientras esta crisis continúa desarrollándose y continúa afectándonos en los próximos meses.

En estos momentos, y al igual que el resto de la población estoy tratando de protegerme y a mi familia del impacto que el COVID-19 tiene en nuestras vidas. He sido proactivo/a, buscando formas alternativas de ingresos, y estoy preparado/a para solicitar a las oficinas del desempleo, si es necesario. Estoy haciendo lo posible para asegurar mi salud y mi futuro.

Ha sido muy difícil para mi hacer esta petición. Estoy consciente que para Ud. es difícil recibir esta petición también. Lo hago por necesidad, como su inquilino y como miembro indispensable de su comunidad. No tengo ninguna intención de obtener una renta gratis, ni quisiera complicar mi relación con Usted.

Si aun no lo ha hecho, le pido urgentemente que contacte a su banco/ institución financiera con quien tiene su hipoteca y que les pregunte que acción pueda tomar para poder evitar los cargos de pagos tardíos y para que le proporcionen cualquier otro tipo de información de crédito. Se que hay (o habrá) ayuda federal para dueños de propiedades para recompensarlo por las perdidas financieras. Le invito a que se una a mi y a los varios ciudadanos en solidaridad, no solo en nuestro país, pero alrededor del mundo, y que rechace pagar su hipoteca. Le pedimos que se una con otros propietarios, por favor. Todos estamos juntos en esto.

Sin un perdón de alquiler, nuestra situación económica no va a mejorar de manera oportuna y nos quedaríamos sin hogar.

Sinceramente le agradecemos su tiempo y su comprensión como nuestro [ Casero/ Administrador de Propiedad].

Respetuosamente,

Inquilino de [Dirección de Casa/ Nombre de Departamento]

[ Su nombre y firma aquí]

**Versión C- Individuo dirigiéndose a la administración de una propiedad- En referencia a la orden ejecutiva del Gobernador 2020-14**

Estimado [ Administrador de la Propiedad]\_\_\_\_\_\_\_\_\_\_\_\_\_,

Espero que este mensaje lo encuentre con bien. Desafortunadamente, como resultado de la Pandemia COVID-19, varias personas han sido forzadas a enfrentar una serie de problemas:

- La posibilidad de contraer una enfermedad extremadamente contagiosa y mortal en la rutina de la vida diaria.

- Repentinos problemas financieros debido a la caída de la economía debido al COVID-19 y su efecto sobre la salud publica.

Le notifico que debido a la pandemia