

<b>Summary of Eviction Current Protections Related to COVID 19 in Monterey</b>		
<b>Protection</b>	<b>Residential</b>	<b>Commercial</b>
Eligibility – unable to pay rent because of COVID-19 resulting in:	<b>N-37-20</b> *layoff *reduced work hours *income reduction *tenant unavailable to work because sick with suspected or confirmed COVID-19 or caring for someone who was sick with a suspected or confirmed case of COVID-19 *caring for a child whose school was closed in response to COVID-19.	<b>City Urgency Ordinance</b> Substantial decrease in household or business income:  *layoff *reduced work hours *reduction in consumer demand *reduction in business hours *medical expenses
Required notice to landlord that tenant is unable to pay rent for that period due to eligible COVID-19 conditions?	<b>N-37-20</b> Yes. Notify landlord in writing before rent is due or within a reasonable time afterwards, not to exceed seven days.	<b>City Urgency Ordinance</b> Yes. Use reasonable efforts to notify the owner in writing before the day rent is due.
Documentation required?	<b>N-37-20</b> Yes. Examples: termination notices, payroll checks, pay stubs, bank statements, medical bills, signed letters or statements from an employee re: tenants changed financial circumstances.	<b>City Urgency Ordinance</b> Yes. No examples of documentation set forth.
Deadline for documentation?	<b>N-37-20</b> Due no later than the time upon payment of back-due rent.	<b>City Urgency Ordinance</b> Reasonable period of time.
Stay on filing eviction complaint?	<b>City Urgency Ordinance</b> Yes. No filing of unlawful detainer complaint until after May 31 <sup>st</sup> .	<b>City Urgency Ordinance</b> Yes. No filing of unlawful detainer complaint until after May 31 <sup>st</sup> .
Extension on time for tenant to respond to eviction complaint?	<b>N-37-20</b> Yes. Tenant has a 60-days to file an answer to an unlawful detainer complaint.	<b>City Urgency Ordinance</b> N/A. No.
Relieve tenant of obligation to pay rent?	<b>N-37-20</b> No.	<b>City Urgency Ordinance</b> No.
Time period to repay rent?	<b>City Urgency Ordinance</b> Yes. Repayment within 120 days of May 31, 2020.	<b>City Urgency Ordinance</b> Yes. Repayment within 120 days of May 31, 2020.
Writ of possession stay?	<b>N-37</b> Yes.	<b>City Urgency Ordinance</b> N/A
Affirmative defense?	<b>City Ordinance</b> Yes. Affirmative defense <b>N-37-20</b> Provides an argument why a default should be set aside due to failure to answer on time.	<b>City Urgency Ordinance</b> Yes. Affirmative defense