

---

---

**MEMORANDUM**

---

---

**TO:** ALL LANDLORDS  
**FROM:** KURT  
**SUBJECT:** IMPORTANT EVICTION MORATORIUM INFORMATION  
**DATE:** 7/21/2020

---

---

Last week our office wrote you to inform you about the Protecting Renters from Evictions and Fees Act that is seeking to extend and expand the current eviction moratorium put in place by the CARES Act. Currently, there is no new update about the legislation but the current moratorium is expiring. We are writing to outline the procedure for CARES Act properties to begin filing evictions for the nonpayment of rent. **If you are not a CARES Act property, then disregard.**

The CARES Act requires that after the expiration of the eviction moratorium on July 25, 2020, a tenant must be given a special 30-Day Notice in addition to your regular 3-Day Notice. This special 30-Day notice says that they can have an eviction filed against them now, but that the earliest a Writ of Restitution can be served is 30 days from the date the special 30-Day Notice is served. **This is a completely different notice than the 30-Day Notice you are familiar with. You must use the special 30-Day Notice attached or else your eviction will be invalid.** Here are the guidelines and procedure for filing an eviction. It is imperative they are followed carefully:

- ❖ The special 30-Day Notice requirement only applies to tenants who have unpaid rent for March, April, May, June or July. If your tenant owes unpaid rent for any of these months, then they must be given this special 30-Day Notice.
- ❖ Serve the attached 30-Day **at the same time** you serve a 3-Day Notice. Serve the notices together. **The earliest the notices may be served is Sunday, July 26, 2020.**
- ❖ You may only put **unpaid rent** on the 3-Day Notice. **No late fees may be included for the months of March, April, May, June or July.**
- ❖ If the tenant fails to come current on rent within 3 days, then you may file an eviction on the 3-Day Notice.
- ❖ An eviction suit will be filed. The court proceedings will be exactly like you're accustomed to.
- ❖ The earliest a Writ of Restitution may be issued is 30 days from the date of service of the special 30-Day Notice.
- ❖ You must serve and return a copy of both the special 30-Day Notice, your 3-Day notice, and a copy of your lease for us to file an eviction.

If you are unsure what to do or if you did it correctly, do not hesitate to call our office or to send us an email so we can verify it was done correctly.

Very Truly Yours,

  
Kurt A. Holmes