

## Payment Plan for Tenants Behind on Rent: Requirement for Large Landlords

**Starting November 9, 2020, larger landlords (those that own 4 or more rental units) must offer tenants who fall behind on rent a payment plan before they can evict.**

- If you fall behind on rent, your landlord must give you a written notice of the total amount you owe.
- The notice must include an option to enter into a payment plan to pay off the balance.
- The payment plan must meet these requirements:
  - equal monthly installments
  - paid over a 6 month period
    - If there are less than 6 months left on your lease, the payment period will be for the number of months left on the lease.
  - no late fees
- You have 14 days after the landlord gives you the written notice to enter into a payment plan. If you do not agree to the payment plan on time, the landlord can begin the eviction process.
- If you enter into the payment plan and miss any of the monthly installments, the landlord must give you a written notice of default and 14 days to pay the installments.
- The landlord only has to let you enter into a payment plan one time during your lease term.
- Landlords who own 4 or fewer properties do not have to follow this new requirement. But, you can still ask your landlord to voluntarily agree to enter you into a payment plan. Be sure to get it in writing!
- During the COVID-19 state of emergency, the requirement that larger landlords offer payment plans is in addition to the requirement that they provide information to tenants about rent relief funds and help them apply for these funds.

**For free information and legal advice from an attorney about your case, call the Eviction Legal Helpline (833-NoEvict) or your legal aid office (866-LEGLAID).**