

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

*(Updated 6/16/2021)*

**Starting November 9, 2020, larger landlords must offer tenants who fall behind 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 you missed.
- 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 offer a payment plan, but does have to give you 14 days to pay what you owe.