



A Tradition of Stewardship  
A Commitment to Service

Health & Human Services Agency  
Public Health Division

2751 Napa Valley Corporate Drive, Bldg. B  
Napa, CA 94558

Main: (707) 253-4279

**Jennifer Yasumoto**  
Agency Director

**Karen Relucio, MD**  
Health Officer

The COVID-19 Shelter-At-Home Order is causing Napa County residents to lose income, making it difficult to pay rent. On March 27, 2020, the Governor issued Executive Order on the topic, N-37-20 (“March 27 EO”). The full text of this order can be found here: <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20.pdf>

### **1. What does the March 27 EO Do?**

The March 27 EO gives tenants who are now unable to pay their full rent, for reasons related to COVID-19, an extra sixty (60) calendar days to respond to a court summons seeking eviction—but only if they (a) were previously current on their rent, (b) notify their landlords in writing of their inability to pay, either before rent is due or within seven days thereafter, and (c) have documentation of their inability to pay. The March 27 EO also prohibits the Napa County Sheriff’s Office from evicting tenants who meet these requirements. The EO’s protections last until May 31, 2020.

### **2. What are the limitations of the March 27 EO?**

The EO DOES NOT do any of the following:

- Prevent eviction lawsuits from being filed, even if a tenant complies with the above requirements.
- Protect commercial tenants, including small businesses, from eviction.
- Halt evictions for any reason other than inability to pay due to COVID-19.
- Provide any means for tenants to become current on their back rent and avoid eviction after May 31, 2020.

### **3. What should I do now if I cannot pay my April or May Rent?**

Notify your landlord **in writing** no later than 7 days after rent is due, and again (if you are still unable to pay your full rent) the following month, of your inability to pay rent. Keep all documentation of your inability to pay rent. Examples of documentation include employment termination notices, payroll checks, pay stubs, bank statements, medical bills, or signed letters or statements from an employer or supervisor explaining the tenant’s changed financial circumstances.