

Important Update on Evictions: Boulder County Courts will not hear any eviction cases until after May 31, 2020.

This includes residential and business evictions.

What happens if a tenant is unable to pay rent due to a consequence of the COVID19 pandemic?

Tenants who are unexpectedly unemployed – both W-2 workers and non W-2 workers - may be eligible for unemployment benefits or may be able to get other financial help, depending on qualifications. Property owners should check with their mortgage lender to see if their mortgage payments are suspended.

Housing providers will not be able to evict tenants for any reason, even for nonpayment of rent, until after May 31, 2020. Communicate early and often to discuss the financial realities and discuss an arrangement workable for both the housing provider and the tenant. Some options may include a payment plan, temporary rent reduction (if possible), early termination of the lease without penalty, substitute services for rent, or other creative solutions. Document any agreement in writing and ensure that all parties sign (electronic signature acceptable). Be sure to discuss and include a contingency plan in case the original agreement can't be kept-

Longmont Mediation Services, 303-774-4384 (Susan Spaulding) and 303-651-8721 (Adriana Perea) can also offer mediation to help housing providers and tenants communicate with each other and find solutions to their situation. This service is for those who live or work within the City of Longmont. At this time, Longmont Mediation Services is not able to offer in-person mediations. If applicable mediations will take place by conference call.

What if a tenant has left town, abandoning the property?

The tenant remains responsible for rent until the property is re-rented or until the lease has expired unless the housing provider and the tenant have agreed upon a different arrangement. A housing provider, however, must make a reasonable effort to re-rent the property. It is important to check the lease to see who is responsible for re-renting the unit, and what criteria should be used to approve prospective new tenants

What if I need legal help?

Attorney guidance for low-income Boulder County residents is available through Boulder County Legal Services, 303-449-7575. Appointments are by phone only at this time. A list of private attorneys is available on the Boulder County Bar Association website.

For the latest City COVID-19 updates: <https://www.longmontcolorado.gov/news>

Boulder County - Resources for Those Affected by COVID-19:

<https://www.bouldercounty.org/families/disease/covid-19/covid-19-resources/>

