

# TENANT RIGHTS & RESPONSIBILITIES

As of June 17, 2020

Is rent still due?

Yes. Rent is still due as usual. If you have had a decrease in income or change in circumstances, contact your landlord right away to establish a payment plan.

I haven't paid my rent, can my landlord evict me?

No. There are currently state and federal moratoriums that prevent landlords from evicting tenants for nonpayment of rent, except in cases where health and safety is involved, if the property is sold, or if the landlord and their family is moving in.

The state moratorium is in place until at least July 31, 2020. The federal moratorium is in place for federally backed mortgages until August 31, 2020. To find out if you are protected by the federal moratorium, ask your landlord if their mortgage is federally backed, or call Legal Aid for help.

Can my landlord raise my rent during the pandemic?

No. Under Hawaii Revised Statutes, a landlord is prohibited from increasing rent during the period of the State of Emergency declared by the governor.

What happens when the moratoriums end?

Even though the judiciary are not hearing eviction cases now, your landlord can still demand the rent you owe. When the state moratorium on evictions end on July 31, 2020, if you still cannot pay your rent, then you would be subject to eviction if the landlord gives you an appropriate notice to vacate or pay the rent.

How do I talk to my landlord if I am having a hard time paying rent?

Your landlord may be willing to provide you with a discount in your rent, or create a payment plan, so that they do not have to find a new renter. A landlord may also be willing to work with you to agree on a move out date and forgive some of the back rent to avoid having to go to court for an eviction. A mediation program may be able to help (East Hawai'i: (808) 935-7844, West Hawai'i: (808) 885-5525). For statewide assistance programs for rent and/or utilities, call Aloha United Way 211. To learn more about your rights as a tenant, call the Landlord Tenant Hotline at (808) 586-2634.

My landlord has locked me out of my home or turned off my utilities because I didn't pay rent.

Your landlord is not allowed to lock you out or turn off your utilities for non-payment without a writ of possession issued by a judge. If either of these happen, call Legal Aid for assistance at (808) 536-4302 (toll free at 1-800-499-4302), Monday through Friday, 9-11:30 am and 1-3:30pm. If you are having trouble paying your utilities, contact your utility company. HECO has suspended disconnections through June 30, 2020.

What happens if I got court paperwork for eviction in March, but it was cancelled due to COVID-19?

The eviction will be rescheduled. To see when it has been rescheduled, check online at eCourt Kokuia. If you are unsure, call the Judiciary at (808) 539-4909.

## CAN I BE EVICTED DURING COVID-19?

