Dear Resident [Name]:

The coronavirus (COVID-19) pandemic has presented many challenges for all of us, and we are committed to working with our residents with a genuine hardship, to ensure they can continue to affordably live here.

It’s been brought to my attention that you have decided to participate in a “rent strike” and elected not to pay the rent during this time. Please understand that withholding rent in the spirit of protest, especially if you have the financial wherewithal to pay, will only make matters worse and be to the detriment to the property and to your neighbors who rely on the essential services our employees and vendors provide.

Despite the potential mortgage deferments, the availability of government loans and other programs for property owners, we may or may not be able to qualify for or take advantage of these resources. We are still compelled to pay the mortgage, as well as upcoming taxes, insurance, utilities, and other expenses. Meanwhile, we have employees, contractors, and vendors who are fearful that a lack of rental income will mean we cannot pay them, and they will lose their jobs.

We are all in this together and remember, if you decide to engage in a rent strike to make a statement toward your cause, other people will be impacted, including tenants who may have lost their jobs, had their hours reduced, or are without childcare after schools closed.

Although frustration and uncertainty are the order of the day, you are reminded that choosing to defer rent for any reason other than a hardship related to the pandemic is a violation of your rental agreement as well as local and state orders. I’m including the legally permissible reasons to defer rent for your information.

We appreciate your cooperation and trust that, for the good of everyone, you have a change of heart and return to dutifully paying rent. In the alternative, if a rent strike continues, we will regretfully be forced to pursue legal action to recover possession of the premises and collect the rent owed. This could result in your default being reported to credit bureaus and negatively affecting both your credit and ability to secure housing in the future.

If, in fact, you are unable to pay rent because of exigent circumstances related to the novel virus, we would like to work with you and have already developed arrangements with some other residents in these situations.

Please contact us at \_\_\_\_\_\_\_\_\_\_ or email us at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ so that we can make mutually agreeable arrangements to relieve your fears about rent payments. While there are no laws that allow renters to ignore their obligation to pay rent, I strongly believe we can work together to strike a compromise that ensures that you can continue to have a safe place to live.

With sincerest appreciation,

[Signature]

LIST LOCAL MORATORIUM RULES

* Bullet 1
* Bullet 2
* Bullet 3
* Bullet 4, etc