

Dear [LANDLORD NAME]:

I am making a special appeal to you regarding my home at [ADDRESS]. As you no doubt are aware, the COVID-19 coronavirus is having a serious impact on many in our community. While I respect the need for Minnesotans to act swiftly and in solidarity to prevent unnecessary loss of life due to overwhelming demand on our healthcare system, the lives of many Minnesotans are being adversely impacted by the widespread economic impacts of this virus while also experiencing increased demands during this global crisis.

I am asking you at this time for leniency in the face of these economic impacts, so that we can all make it through this difficult time. The pandemic response and the currently developing situation have created additional financial strain and uncertainty around future income and job prospects.

The following actions have, or are anticipated to have, a substantial negative effect on my household:

- On March 11, 2020, the World Health Organization declared the COVID-19 coronavirus a global pandemic.
- On March 13, 2020, Minnesota entered a state of peacetime emergency per [Executive Order 20-01](#).
- On March 17, 2020, places of public gathering--including cafes, restaurants, bars, theaters, museums, recreational facilities, among others--were closed to the public per [Executive Order 20-04](#). This action resulted in adverse effects to those employed at these businesses, including reduced hours and temporary or permanent furlough, resulting in loss of income.
- On March 24, 2020, eviction actions for nonpayment of rent, holding over, and breach of lease (not falling under certain narrow exceptions) were suspended statewide per [Executive Order 20-14](#). On April 13th, Governor Walz issued [Executive Order 20-35](#), extending the peacetime emergency until May 13th. This means the suspension of evictions under [Executive Order 20-14](#) remains in place until May 13th. While nothing in these orders relieves tenants of paying rent, evictions may not be initiated for nonpayment of rent at this time until the state of emergency is lifted.
- As of Friday, March 27, Minnesota is under a Stay-At-Home order issued by Governor Walz per [Executive Order 20-20](#). This order will last until April 10 and orders Minnesotans to remain at home unless performing work in a critical sector or conducting certain exempt activities, punishable by misdemeanor and upon conviction, a maximum fine of \$1,000 or imprisonment for not more than 90 days. This action is also anticipated to have significant impacts on workers in many industries who do not work in critical sectors and are unable to work from home.
- [ADD A SPECIFIC EXAMPLE OF HOW THESE CHANGES HAVE IMPACTED YOUR ABILITY TO PAY RENT. For example: reduced hours, loss of job, etc.]

I know these changes are having, or will have, an impact on you as well. I hope that the government will come to assist the whole community, by looking at solutions relating to rents, mortgage payments, utilities, and property taxes.

However in the short term, with the impacts being felt across the community, **I am asking for a written agreement to amend our lease by:**

1. **expressly allowing delayed or reduced rent for the month(s) of [MONTH(S)], at the tenant's option, without violation of our current lease terms;**
2. **halting all rent increases until the end of the peacetime emergency;**
3. **allowing for back rent accrued during this time to be repaid up to six months following the emergency, or longer, and halting all late fees through the end of this extended repayment period; and**
4. **expressly allowing me to break the lease without penalty or further rent owed due to frustration of purpose resulting from the pandemic, e.g.:**
 - a. **as a result of the pandemic, a tenant seeks to break their lease due to income loss, or**
 - b. **the pandemic has frustrated some other purpose relating to their intent to enter into the rental agreement (e.g. loss of employment or education).**

These requests are supported by the [Minnesota Multi Housing Association's guidance](#) relating to COVID-19, including encouraging proactive discussion with renters, halting evictions, offering flexible payment plans, waiving late fees, and halting rent increases, through May 31, 2020.

I further ask that we plan to revisit this arrangement on a monthly basis as the situation unfolds. If the government does make some decision on these issues, whether by rent and mortgage relief or something else, then I expect to follow that directive.

Please contact me at [PHONE] to discuss, or reply by email at [EMAIL] by [DATE]

Thank you for your consideration.

Resident(s) of [ADDRESS]