

CITY OF BOSTON: RENTAL RELIEF FUND

Commonly Asked Questions for Landlords/Property Managers

I am a landlord/property manager who has tenants with rent arrearages. What can I do to participate in the Rental Relief Fund?

Applications for the Rental Relief Fund must be submitted by a tenant. Make sure your tenants are aware of this program and [encourage them to apply](#). Tenants will need the contact information for their landlord/property manager for the application as well as a signed copy of their lease or tenancy agreement. Please ensure that your tenants have access to that information. You can also support the application process by providing the following materials alongside your tenant's application:

- W9 (Filled out, dated and signed by owner of property)
- Proof of ownership (Acceptable documentation includes: Tax bill, water bill, deed, mortgage, rental property insurance bill, or documentation from [assessing online](#))
- Signed [owner contract](#) (Available on the Rental Relief Fund website [here](#))

As a landlord/property manager, what documentation do I need to supply?

Landlords/property managers have to provide proof of ownership, W-9, and a signed [owner contract](#) (see full list above) before rental assistance can be issued. Landlords can apply for a Employer Identification Number if they do not have one [here](#). Landlords will be asked to provide this information after the tenant's eligibility for the fund is verified.

Why do you need this information?

The nonprofit agencies administering the Rental Relief Fund need the requested documentation in order to issue rental assistance payments. Rental assistance cannot be issued if this documentation is not provided.

Who will this information be shared with?

This information will be shared with the nonprofit organization issuing the rental assistance payment.

**Will I receive a 1099?**

Yes, IRS rules will require a 1099 to be issued for rental assistance payments.

Can the rental assistance payment cover late fees or other fees?

The current eviction moratorium in MA prohibits charging interest or late fees on unpaid rent due to COVID-19.

What are the terms of the program that landlords must agree to?

Landlords must agree to:

- Reinstatement of the participant's tenancy
- Not proceeding with eviction (if an eviction case has been filed)
- Notifying OHS if there are any changes in participant's tenancy
- Participating in mediation sessions with mediators at OHS if any issues arise with participant's tenancy

I am a small landlord who is still facing difficulty making mortgage payments on a building that I own. What resources are available to property owners in this situation?

In addition to the City of Boston's Rental Relief Fund, there are state resources including Residential Assistance for Families in Transition (RAFT) and Emergency Rent & Mortgage Assistance (ERMA) that may meet your needs (further information on both programs is available [here](#)).

My tenants have been able to make partial or full rent payments but will face difficulty making payments moving forward. What other resources are available to them?

We encourage both tenants and property owners to apply for the resources listed above. The Office of Housing Stability also offers a landlord counseling initiative to help Boston landlords with nine or fewer units find time-saving and cost-saving solutions to help preserve tenancies and stabilize ownership, whenever possible. Further information about this program is available [here](#).