

turn to, carrying the burden of thousands of dollars in rental debt that would make it nearly impossible to find another unit willing to rent to them.

What about rental assistance—isn't that better than a moratorium?

Rental assistance has, unfortunately, been a drop in the bucket of what continues to be a massive crisis. [We have seen throughout 2021](#) that there is gravely inadequate funding and even these meager amounts are being distributed far too slowly. Since the summer of 2021, nearly 46,000 households have applied for assistance. Of those, so far only around 17,000 households have received assistance. Nearly 11,000 rental assistance applications in King County have not been processed due to a shortage of funds, and the county announced just days ago that it will stop accepting new applications for pandemic rent assistance on February 28, the same day the eviction moratorium is set to end.

Who is the most likely to get evicted?

[King County reports](#) that 71% of households that applied for rental assistance were Black, Indigenous, or people of color. [Report](#) after [report](#) from across the country show that Black renters and people of color are vastly more likely to be evicted compared to white renters. Studies show that property owners disproportionately threaten Black and Latino renters, and particularly women, with eviction.

Does the moratorium prevent evictions when there are potential life-threatening situations?

No, landlords still have the legal right to remove tenants in the event of dangerous situations, even during the eviction moratorium. [The Housing Justice Project reports](#) that since the beginning of the pandemic in 2020 up to now, 965 evictions have been filed in King County, and 38% of those filings have resulted in eviction. The majority of these evictions were due to the far more rare cases of “lease violation/behavior,” or in many cases because the owner wished to sell/occupy the property.

Do landlords regularly abide by the law?

Absolutely not. Last year, [a National Housing Law Project survey](#) of legal aid attorneys and civil rights advocates, found that nearly 86% of respondents reported cases in which landlords either refused to accept rental assistance money, or accepted the money and still moved to evict tenants. They found an increase in landlords lying in court to evict tenants, and an increase in illegal evictions, lockouts, and other harassment from landlords. Disturbingly, the survey also found that “courts and landlords continue to evict families, in spite of legal