

PROTECTING TENANTS DURING THE COVID-19 PANDEMIC



**CIVIC ACADEMY FOR ONE LA- IAF LEADERS AND ALLIES
UPDATED APRIL 28, 2020**

WHAT WE WILL COVER

- **Which municipalities have passed emergency ordinances to protect tenants?**
- **What is the federal government doing to protect tenants?**
- **County and City of LA-- What do the policies say?**
- **Who qualifies?**
- **What can I do to protect myself from eviction?**
- **Who can I call for more assistance?**
- **Next steps for action!**

CITIES WITH ORDERS TO PROTECT TENANTS DURING PANDEMIC

Because of emergency measures taken to reduce the spread of the virus, many renters and businesses have lost income. So, the city, county, and other cities are enacting emergency measures to protect tenants.

The following municipalities, among others, have passed laws to protect tenants.

[Agoura Hills](#)

[Alhambra](#)

[Arcadia](#)

[Artesia](#)

[Baldwin Park](#)

[Beverly Hills](#)

[Burbank](#)

[Commerce](#)

[Culver City](#)

[Duarte](#)

[El Monte](#) (Non Essential Commercial)

[Gardena](#)

[Glendale](#)

[Hawaiian Gardens](#)

[Lawndale](#)

[Lomita](#)

[Long Beach](#)

[Los](#)

[Angeles](#) (Commercial)

[Manhattan Beach](#)

[Maywood](#)

[Palmdale](#)

[Pasadena](#)

[Pico Rivera](#)

[Pomona](#)

[Redondo Beach](#)

[Rosemead](#)

[San Gabriel](#)

[Santa Clarita](#)

[Santa](#)

[Monica](#) (Commercial)

[South Gate](#)

[South Pasadena](#)

[Temple City](#)

[Whittier](#)

FEDERAL “CARES” ACT PROTECTIONS

On Friday, March 27, 2020, the president signed into law the Coronavirus Aid, Relief and Economic Security (CARES) Act. The act provides some protection to renters and homeowners WHERE FEDERAL FUNDS ARE USED.

- Tenants who live in federally funded public housing, Section 8 housing, federally funded housing for the elderly, those with disabilities, AIDS, or housing for homeless cannot be evicted for nonpayment of rent for 120 days after March 27, 2020 (July 25, 2020)
 - Also prevents landlords from charging fees for nonpayment
- Buildings owned by landlords with federally backed mortgage loans are also covered.

<https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf>

CALIFORNIA STATEWIDE PROTECTIONS

- Tenants CANNOT BE EVICTED during the emergency period anywhere in California, unless the case affects public health or safety. This will last until 90 days after the state of emergency order is lifted.
- Existing cases have been pushed back at least 60 days.
- New cases will not be heard for at least 90 days.
- No defaults will be entered if tenants fail to appear in court or file an answer.
- ***Tenants still may receive paperwork from the court if their landlord files an eviction, but the tenant should not take further action unless specifically instructed to do so by the court.***

LA COUNTY PROTECTIONS

On Tuesday, April 14, the County of Los Angeles passed a motion that applies to unincorporated LA County and all cities that have not passed their own tenant protection laws. The information on the next few slides apply to:

- All residents of cities in LA County that did not enact their own tenant protections.
- All residents living in unincorporated areas of Los Angeles County.
- (The City of LA also passed identical protections to the ones listed in the upcoming slides.)

WHAT ARE THE PROTECTIONS?

- After courts reopen, tenants cannot be evicted for failing to pay their rent during the emergency period if their inability to pay was due to financial impacts from Covid-19.
- Tenants will have 12 months after the emergency period ends (May 31, 2021 for county, May 15, 2021 for city of LA) to repay any back rent due.
- Tenants are not required to sign a payment plan.
- Landlords cannot charge late fees or penalties for nonpayment of rent during this period.

FURTHER PROTECTIONS

- You cannot be evicted for a “No-fault” eviction, such as when the landlord or his/her family want to move into your unit.
- Your landlord cannot remove your unit or building from the rental market during this emergency period in order to evict you.
- You cannot be removed for having pets or other people not specified in your lease in your units during this emergency period.

WHO QUALIFIES?

Any renter (REGARDLESS OF IMMIGRATION STATUS) who has lost income due to COVID-19. This could mean that

- You lost your job, your workplace is closed and not paying you, or your hours were reduced.
- You have additional childcare costs due to school closures.
- You have additional healthcare costs due to you or a family member having COVID-19.
- You have additional expenses related to government mandated emergency measures.

WHICH UNITS ARE COVERED?

- Apartments
- Duplexes
- Condominiums
- Single family dwellings
- Granny flats/ Accessory Dwelling Units
- Mobile Homes

- ALSO, all commercial rental units used for business (unless the business employs over 500 employees).

WHAT TO DO TO PROTECT YOURSELF

- STAY IN YOUR HOME
- Pay your rent if you can (or as much rent as you can).
- Let your landlord know IN WRITING of your inability to pay some or all of your rent due as soon as possible.
- You can work out a payment plan with your landlord, but you ARE NOT required to.

IF YOU RECEIVE AN EVICTION NOTICE (failure to pay or quit)

- Inform landlord of income loss due to Covid-19 before the expiration date on notice.
- Gather documents to help prove loss of income (examples include: letter from employer or doctor, a bank statement, school notifications, check stubs, letter from legal aid association).

WHO TO CALL FOR ASSISTANCE

If you have any questions, concerns, or feel you are being treated unjustly by your landlord,

Please seek immediate assistance from One LA member institution Neighborhood Legal Services at (818) 485-0576, or one of these legal aid associations:

<https://hcidla.lacity.org/rso-legal-referrals-english-spanish>

PLEASE REMEMBER...

- To protect yourself from eviction, **STAY IN YOUR HOME**, communicate with your landlord, and seek help from the city, county, and legal aid associations.
- For a landlord to evict you, they need to take you to court. **CURRENTLY, THE COURTS WILL NOT ISSUE A SUMMONS (the paper that starts an eviction) FOR 90 DAYS AFTER THE EMERGENCY PERIOD IS LIFTED.** This can give you a chance to find help for your case.
 - Exception: Evictions for public health and safety reasons
- If a landlord wins the case against you, the Sheriff's department may be asked to lock you out of your apartment. **CURRENTLY, THE SHERIFF'S DEPARTMENT WILL NOT BE CONDUCTING LOCK-OUTS UNTIL FURTHER NOTICE.**

WHAT ABOUT THE LANDLORDS?

Landlords are also being impacted financially by this crisis, and may need assistance with bills and their mortgages while the emergency ordinances are in place.

Landlords may be eligible for a disaster loan through the Small Business Administration at disasterloan.sba.gov/ela

NEXT STEPS FOR ACTION

- Make a list of people you know that need this information.
- Organize a zoom meeting or conference call to train others.
- Work with One LA leaders and organizers to stay up to date and to work with the Mayor, City Council and County Supervisors to strengthen these orders.
- Join us for our strategy meeting every Monday @7 PM!