

# **PROTECTING TENANTS DURING THE COVID-19 PANDEMIC**



**CIVIC ACADEMY FOR ONE LA- IAF LEADERS AND ALLIES**

**MARCH 30, 2020**

# WHAT WE WILL COVER

- **Which municipalities have passed emergency ordinances to protect tenants?**
- **What are the state and federal governments doing to protect tenants?**
- **City of Los Angeles-- What does the policy 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 have passed an ordinance to protect tenants. There are 88 cities in Los Angeles County, so not all tenants have equal protection.

[Baldwin Park](#)

Beverly Hills

[Burbank](#)

[Culver City](#)

[El Monte](#)

[Glendale](#)

[Inglewood](#)

[Long Beach](#)

[Los Angeles – City](#)

[Los Angeles –County](#)

[Pasadena](#)

[Santa Monica](#)

[South Pasadena](#)

[West Hollywood](#)

[Whittier](#)

# **STATE OF CALIFORNIA— GOVERNOR'S EXECUTIVE ORDER**

On Friday, March 27, 2020, Governor Newsom issued an executive order to halt evictions for tenants who have lost income due to Covid-19.

- The order will be in effect for two months (until May 31, 2020).
- Tenants must inform their landlords **IN WRITING WITHIN 7 DAYS** of rent due of their inability to pay in full or in part due to loss of income.
- Tenants should gather documents to prove loss of income (but do not need to share with landlord)
- There is no specified time for repayment, so tenants may need to pay all back rent fully once emergency period ends.
- In a news conference, Governor Newsom said that local municipalities may go further with local orders to protect tenants

<https://www.gov.ca.gov/2020/03/27/governor-newsom-takes-executive-action-to-establish-a-statewide-moratorium-on-evictions/>

# 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.**
- **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>

# **CITY OF LOS ANGELES— EXECUTIVE ORDER**

**Mayor Garcetti issued an executive order that was amended with further protections by LA City Council on Friday, March 27<sup>th</sup>. Some key points:**

- **Tenants who cannot pay their full rent due to loss of income from Covid-19 between March 3, 2020 and June 20, 2020 CANNOT BE EVICTED.**
- **Tenants will have 12 months after emergency period to repay any back rent due. Landlords and tenants are urged to work out a payment plan before seeking further assistance.**
- **Landlords cannot charge late fees or penalties for nonpayment of rent during this period.**

# **CITY OF LOS ANGELES-- 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.**

# **CITY OF LOS ANGELES— WHICH UNITS ARE COVERED?**

- **Apartments**
- **Duplexes**
- **Condominiums**
- **Single family dwellings**
  
- **ALSO, all commercial rental units used for business (unless the business employs over 500 employees).**



# **CITY OF LOS ANGELES— WHICH EVICTIONS ARE BEING HALTED**

- **You cannot be evicted due to nonpayment of rent if you have experienced a loss of income.**
- **You cannot be evicted from 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.**

# WHAT TO DO TO PROTECT YOURSELF

- **STAY IN YOUR HOME**
- **Communicate with your landlord before rent is due about your loss of income, and try to work out a payment plan. If you live in a city not protected with a local order, let your landlord know IN WRITING within 7 days of your inability to pay some or all of rent due.**
- **Pay as much of the rent as you are able.**

## **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 receive an eviction notice or notice to pay rent, call the Los Angeles Housing and Community Investment Department (HCID) at 1-866-557-7368 Monday thru Friday, 8:30 AM to 4:30 PM, Saturday and Sunday, 10 AM to 3 PM
- or online at <https://hcidla.lacity.org/File-a-Complaint>
- If you are unable to work out a payment plan with the landlord before the expiration date on eviction notice, you may need to go to court to fight the eviction. 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 and legal aid associations if needed.**
- **For a landlord to evict you, they need to take you to court. CURRENTLY, THE COURTS ARE CLOSED UNTIL AT LEAST April 16, 2020.**
- **If a landlord wins the case against you, the Sherriff's department may be asked to lock you out of your apartment. CURRENTLY, THE SHERRIFF'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](https://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 @5:30 PM!**

*For more information, email [skalra.iaf@gmail.com](mailto:skalra.iaf@gmail.com)*