

City	Notice Requirement	Term	Partial payment?	Req. Documentation	Payback period
<p>Santa Ana Santa Ana EO</p>	<p>Tenant must notify Landlord in writing <i>within 30 days</i> after rent is due</p>	<ul style="list-style-type: none"> - Applies to eviction notices and UD actions served/filed after March 17, 2020 - Order in effect until May 31, 2020 unless extended 	<p>N/A</p>	<p>Supporting documentation must be provided <i>within 30 days</i></p> <ul style="list-style-type: none"> - Tenant or family member is/was sick with COVID-19 - Reduction of income (lay-off, loss of hours) - Compliance with recommendation to stay home, self-quarantine - Extraordinary out-of-pocket medical expenses - Child care needs due to school closures 	<ul style="list-style-type: none"> - Within 6 months of end of local emergency - Landlord may not charge late fees for rent delayed due to COVID-19
<p>Anaheim Ordinance No. 6482</p>	<p>Tenant (of SFR, MFR, mobile homes, or other structure used lawfully as a residential dwelling) must notify Landlord in writing <i>before</i> the day rent is due</p>	<ul style="list-style-type: none"> - Effective March 24, 2020 - Ordinance in effect until May 31, 2020 unless extended 	<p>Must pay portion of the rent that Tenant is able to pay</p>	<p>Documentation substantiating Tenant is unable to pay rent due to COVID-19, the state of emergency, or government-recommended precautions</p> <ul style="list-style-type: none"> - Tenant or family member is/was sick with COVID-19 - Reduction of income (lay-off, loss of hours) - Compliance with recommendation to stay home, self-quarantine - Child care needs due to school closures 	<ul style="list-style-type: none"> - 120 days after expiration; if no payback plan agreed upon, past rent shall be repaid in 4 equal installments in monthly intervals starting 30 days after rent is due - Landlord may not charge late fees or penalties for rent delayed due to COVID-19

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Costa Mesa *Proposed* Ordinance	Tenant must notify Landlord in writing <i>within 30 days</i> after rent is due	<ul style="list-style-type: none"> - Effective upon adoption - Ordinance in effect until EO N-28-20 expires 	N/A	Supporting documentation must be provided <i>within 30 days</i> and must show a substantial decrease in income (lay-offs, loss of hours) and/or substantial out-of-pocket medical expenses caused by COVID-19 or any government response	<ul style="list-style-type: none"> - Within 120 days after expiration - Landlord may not charge late fees or penalties for rent delayed due to COVID-19
Fullerton *Proposed* Urgency Ordinance	Tenant must notify Landlord in writing within 30 days after rent is due	Effective March 26, 2020	N/A	Documentation showing loss of income/increased medical expenses within 30 days after rent is due	180 days after expiration
Westminster *Proposed* Ordinance	Tenant (of SFR, MFR, mobile home, or other structure lawfully used as a residential dwelling) must notify Landlord in writing <i>before</i> the day rent is due	<ul style="list-style-type: none"> - Moratorium not applicable to nonpayment of rent due prior to March 4, 2020 (CA declaration of emergency) - Ordinance in effect until EO N-28-20 expires 	<ul style="list-style-type: none"> - <i>On or before</i> rent is due, Tenant must pay “no less than” the full amount less the amount of COVID impacts as substantiated by reasonable documentation 	Supporting documentation must be provided <i>within 30 days</i> and must show a substantial decrease in income (lay-offs, loss of hours) and/or substantial out-of-pocket medical expenses caused by COVID-19 or any government response	<ul style="list-style-type: none"> - Within 120 days after expiration - Landlord may not charge late fees or penalties for rent delayed due to COVID-19

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<p>Placentia</p> <p>Ordinance No. O-2020-03</p>	<p>Tenant must notify Landlord in writing <i>within 30 days</i> after rent is due</p>	<ul style="list-style-type: none"> - Moratorium not applicable to nonpayment of rent due prior to March 4, 2020 (CA declaration of emergency) - Ordinance in effect until May 31, 2020 	<p>N/A</p>	<p>Supporting documentation must be provided <i>within 30 days</i> and must show a substantial decrease in income (lay-offs, loss of hours) and/or substantial out-of-pocket medical expenses caused by COVID-19 or any government response</p>	<ul style="list-style-type: none"> - Within 120 days after expiration - Landlord may not charge late fees or penalties for rent delayed due to COVID-19
<p>Buena Park</p> <p>*Moratorium on residential no-fault evictions if any member of household is sick, in isolation, or under quarantine*</p> <p>Urgency Ordinance No. 1679</p>	<p>Tenant must notify Landlord in writing <i>within 30 days</i> after rent is due</p>	<ul style="list-style-type: none"> - Effective March 17, 2020 and shall apply to tenancies where Tenant remains in possession and/or UD action hasn't reached final judgement or issuance of a final order after all appeals have been exhausted - Ordinance in effect until EO N-28-20 expires 	<p>N/A</p>	<p>Documentation substantiating Tenant is unable to pay rent due to COVID-19</p> <ul style="list-style-type: none"> - Tenant or family member is/was sick with COVID-19 - Reduction of income (lay-off, loss of hours) - Compliance with government recommendation to stay home, self-quarantine, avoid congregating with others - Extraordinary out-of-pocket medical expenses - Child care needs due to school closures 	<ul style="list-style-type: none"> - Within 6 months after expiration of the local emergency (May 31, 2020 unless extended) - Landlord may not charge late fee for rent delayed to COVID-19

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<p>Mission Viejo</p> <p><u>*Moratorium on no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord*</u></p> <p><u>Urgency Ordinance 20-337</u></p>	<ul style="list-style-type: none"> - Tenant must notify Landlord in writing <i>within 30 days</i> after rent is due 	<ul style="list-style-type: none"> - Ordinance applies to eviction notices and UD actions based on notices filed or served on or after date of proclamation of a local emergency (March 14, 2020) - Ordinance is in effect until May 31, 2020 unless extended 	N/A	<p>Supporting documentation must be provided <i>within 30 days</i></p> <ul style="list-style-type: none"> - Tenant or family member is/was sick with COVID-19 - Reduction of income (lay-offs, loss of hours) - Compliance with government recommendation to stay home, self-quarantine, avoid congregating with others - Extraordinary out-of-pocket medical expenses - Childcare needs arising from school closures 	<ul style="list-style-type: none"> - Within 6 months of expiration - If rent is unpaid 6 months after expiration, Landlord may charge a late fee for rent delayed due to COVID-19

Irvine's [City Council Resolution No. 20-29](#)

- Discourages landlords from evicting tenants or increasing rents during this crisis where non-payment is a result of COVID-19 and the related mitigation efforts.
- If your landlord has notified you of an eviction that is in conflict with the City Council resolution, please provide the contact information of your landlord and any relative documents to either ckovac@cityofirvine.org (link sends e-mail) or stakigawa@cityofirvine.org (link sends e-mail).

Garden Grove [*Proposed* Resolution](#)

- Paragraph 8 tracks EO N-28-20, suspending residential and commercial evictions due to nonpayment of rent caused by COVID-19 and/or any government response to COVID-19
 - Nonpayment of rent due to COVID-19 includes: decrease in come (lay-offs, loss of hours) or substantial out-of-pocket medical expenses