

Hoffman and Pomerantz, LLP

4307 Redondo Beach Blvd.
Lawndale, CA 90260
800-539-3960
www.weappear.com

City of Los Angeles Eviction Moratorium - click below for LA City Ordinance

http://clkrep.lacity.org/onlinedocs/2020/20-0147-S19_ORD_186585_03-31-2020.pdf

Summary of the protections in place for residential tenancies.

1. No owner can evict a residential tenant for nonpayment of rent if the tenant is unable to pay rent due to circumstance related to the COVID-19, such as:
 - Loss of income due to workplace closure or reduced hours due to COVID-19
 - Loss of income or increased child care expenditures due to school closures
 - Health care expenditures stemming from COVID-19 infection of the tenant or a member of the tenant's household who is ill with COVID-19
 - Reasonable expenditures stemming from government ordered emergency measures.

"Tenants are still obligated to pay lawfully charged rent."

However, during the emergency period, tenants may not be evicted for failure to pay rent due to the financial impacts related to COVID-19. Tenants will have up to 12 months following the expiration of the local emergency to repay any back rent due. On March 30, 2020, the City Council extended the repayment period from 6 to 12 months.

2. No property owner shall exercise a No-fault Eviction during the Local Emergency Period. No-Fault evictions means those not based on an alleged fault of the tenant.
3. No property owner may withdraw an occupied residential unit from the rental housing market under the Ellis Act.
4. Landlords may not evict tenants due to the presence of unauthorized occupants, pets or nuisance related to COVID-19.
5. Landlords may not charge interest or late fees on unpaid rent due to COVID-19.

Landlords are required to give written notice of the eviction protections to tenants within 30 days of March 31, 2020. The ordinance states failure to give the notice may result in

penalties but no definition of what penalties. Attached to this message is a sample tenant notification letter.

Judicial Branch of California

Late yesterday, the California Judiciary issued 11 new emergency rules several of which impact evictions as follows:

- Prohibits a court from issuing a summons after a landlord files an eviction case, unless necessary to protect public health and safety. This means that, even if a landlord files an eviction case, the tenant will not be under the normal five-day deadline to respond. The time for the tenant to respond to a new eviction case will not begin until the rule is lifted. In essence, no new evictions can go forward during this period of time.
- Prohibits a court from entering a default judgment against the tenant because the tenant failed to file a response, unless the court finds:
 - The eviction is necessary to protect public health and safety; and
 - The tenant failed to respond in the time required by law, including any extension that may apply due to the Governor's Executive Order regarding evictions during the COVID19 emergency.
- For eviction cases where the tenant has responded or appeared, prohibits a court from setting the case for trial earlier than 60 days after a trial is requested, unless necessary to protect public health and safety.
- Requires any trial in an eviction case that was already scheduled as of April to be postponed until at least 60 days after the initial trial date.

Click below to review for Judicial Order:

<https://jcc.legistar.com/View.ashx?M=F&ID=8234474&GUID=79611543-6A40-465C-8B8B-D324F5CAE349>

We will continue to provide you information as we are updated.

We wish everyone well and together we will navigate the changes and are here if you have any questions.