



Los Angeles County Temporary Eviction Moratorium for Commercial Tenants



What is the County's eviction moratorium?

The Los Angeles County ("County") Temporary Eviction Moratorium ("Moratorium"), effective March 4, 2020 through June 30, 2021*, implements a Countywide ban on evictions for residential and commercial tenants, including mobile home space renters**. During the effective dates of the Moratorium, commercial tenants may not be evicted for COVID-19 related nonpayment of rent. The Moratorium may be extended or repealed by the Los Angeles County Board of Supervisors ("Board").

**Note: Between October 1, 2020 and June 30, 2021, the County's Moratorium will not apply to residential tenants facing eviction for nonpayment of rent due to COVID-19 related financial hardship, as they are covered under the state's eviction moratorium.*

***Note: Please refer to Frequently Asked Questions specific to residential tenants and mobilehome space renters as this FAQ page contains information related to commercial tenants only.*

What protections does the Moratorium include for commercial tenants ("Tenants")?

The County's Moratorium prohibits evictions for nonpayment of rent due to financial impacts related to the COVID-19 pandemic.

Does this mean Tenants don't need to pay their rent?

No. The County's Moratorium is not a cancellation of unpaid rent during the Moratorium. Tenants with nine (9) or fewer employees will have up to twelve (12) months following the end of the Moratorium to repay any past due payments. Tenants with 10 or more, but less than 100, employees will have up to six (6) months following the end of the Moratorium to pay back any past due rent in equal payments, unless prior arrangements have been made with the landlord.

What do Tenants need to do to establish protections under the County's Moratorium?

- Tenants are responsible for providing notice to their landlord if they are unable to pay rent due to financial impacts related to the COVID-19 pandemic.
- Landlords must accept a Tenant's self-certification as a valid form of notice from Tenants with nine (9) employees or fewer (See below for documentation requirements for Tenants with more than nine (9) employees).
- Landlords are prohibited from harassing or intimidating Tenants that exercise their rights under the Moratorium.
- Tenants and landlords are encouraged to work out a payment plan during and after the termination of the Moratorium.

When should a Tenant notify their landlord that they are unable to pay rent?

Tenants must notify their landlord of their inability to pay rent within seven (7) days after rent is due, unless extenuating circumstances exist. Tenants with nine (9) employees or fewer may self-certify their inability to pay rent to their landlord, either orally or in writing. Tenants with 10 or more, but fewer than 100, employees will need to provide written documentation that demonstrates inability to pay rent due to financial hardship related to COVID-19 to their landlord. If they are able to do so, Tenants are encouraged to pay partial rent during the Moratorium.

Who do these protections apply to?

The Moratorium applies to commercial tenancies in the unincorporated areas of the County and in all incorporated cities located within the County, except in a city that has adopted an eviction moratorium that provides equal or greater protections to tenants than that of the County's. **NOTE: These protections do not apply to Tenants that are multi-national, publicly-traded, or have more than 100 employees. As of September 1, 2020, these protections do not apply to Tenants who rent space or property located at airports within the County.**

What if my city has its own eviction moratorium?

If your city has its own moratorium, the County's rules may not apply. However, effective on September 1, 2020, the Board established the County's protections as a baseline for all Tenants in the County, with certain exceptions. This means that the provision in the County's Moratorium that provides the strongest protection to Tenants will prevail. Please visit rent.lacounty.gov for a list of incorporated cities' moratoria in the County.

What if my landlord still tries to evict me?

The County's Moratorium may provide an affirmative defense if you're served with an unlawful detainer complaint. You are not required to move until a Sheriff has served you a Notice to Vacate. Contact us for more information.

If you have questions or need assistance, contact us:

 (833) 223-RENT (7368)

 rent@dca.lacounty.gov

 RENT.LACOUNTY.GOV