

COVID-19 EVICTIONS MORATORIUM:

At the moment, there is a current moratorium on evictions of residential tenants who are unable to pay rent because of loss of income from work, childcare costs related to school closures, healthcare costs, or “reasonable expenditures” related to COVID-19.

This moratorium now also covers “no fault” evictions and renters who have “unauthorized occupants,” such as family members or pets, living with them because of COVID-19. It covers tenants facing eviction for “nuisance” reasons, like a loud child, and any evictions under the California Ellis Act, which owners of rent-controlled buildings invoke when they want to demolish their buildings or remove them from the rental market.

- You as a tenant are still required to pay rent
- After the Emergency order is lifted (At the moment it runs until April 19) you will have 12 months to repay rent.

What do I do if I can't pay rent this month?

1. If you anticipate that you will not be able to pay rent this coming month, TALK TO YOUR LANDLORD. Explain your situation and attempt to work out a payment plan BEFORE THE DUE DATE. Document all your interactions with your landlord.

What if I spoke to my landlord and they still want rent this month?

1. If you receive a notice, usually a “notice to pay rent or quit,” this is the first step in the legal process for evictions. File a complaint with the city of Los Angeles Housing and Community Investment Department (HCID). HCIDLA’s hotline (phone) 1-866-557-7368 or online hcidla.lacity.org/File-a-Complaint
2. Before the notice expires, let your landlords know the reason why you haven’t paid, **in writing**. The notice will say the number of days you have to act (3-day, 7-day, 30-day).
3. **Do not leave your unit.**
4. Wait while your complain is being reviewed by an HCID inspector. You will have to provide documentation proving your nonpayment is related to COVID-19.
 - a. Examples of documentation may include, but are not limited to, a letter from your employer citing COVID-19 as a reason for reduced work hours or termination, paycheck stubs, bank statements, school notifications. In some cases, a signed affidavit may be used to support the claim - stating that the tenant (you) is not able to pay full rent due to circumstances resulting from the COVID-19 emergency.
5. If everything is in order and the proof is sufficient, the housing inspector will send the landlord a letter requesting the cancellation of the notice and alert them to the twelve-month repayment plan.

What if I receive an Unlawful Detainer?

1. If you are unable to work out a payment plan with your landlord or resolve your complaint with HCIDLA, and you receive an Unlawful Detainer, you will need legal assistance.
2. After a “Notice to Pay-or-Quit” expires, a tenant will be served an Unlawful Detainer, which is the next step in the eviction process. This means you will have to go to court and fight your eviction case.

If you receive a “notice to pay or quit” and need assistance, please contact Bienestar Human Services immediately so they can help guide you through the process.