



## Information Sheet

### COVID-19-Related City and State Eviction Protections

State law protections have been extended under SB 91. The City of Los Angeles [renter's protections](#) remain in place.

#### **State Law Eviction Protections for Non-Payment of Rent**

Under state law, to permanently avoid eviction for non-payment of rent during the months of **March 1, 2020, to August 31, 2020:**

1. Tenants must deliver a [Declaration of COVID-19 Financial Distress](#) to their landlord. Tenants should write their name, unit number, and the months they cannot pay due to COVID-19 and give a copy of this notice to their landlord now and every month from now until June 30, 2021. Tenants should keep a copy of the notices given to their landlord. Tenants who comply with this provision are not required to pay 25% of their rent for the months of March 1, 2020, to August 31, 2020, in order to be protected from eviction for non-payment of rent under state law. However, rent is still owed and may be collected in a civil case.

Under state law, to permanently avoid eviction for non-payment of rent due between **September 1, 2020, and June 30, 2021,** tenants must do two things:

1. By no later than June 30, 2021, tenants must pay 25% of the rent due for the months of September 1, 2020, and June 30, 2021. Tenants may pay the rent in installments or all at once, but must do so no later than June 30, 2021. For example, if the monthly rent is \$1,000 then the tenant may pay \$250 for each month from September 2020 through June 2021 or may pay a \$2,500 lump sum for the 10 months by June 30, 2021; and,
2. Tenants must deliver a [Declaration of COVID-19 Financial Distress](#). Tenants should write their name, unit number, and the months they cannot pay due to COVID-19 and give a copy of this notice to their landlord. Tenants should keep a copy of the notices given to the landlord.

Also, if the landlord gives the notice to pay rent or vacate then the tenant must give the landlord a copy of the [Declaration of COVID-19 Financial Distress](#) within 15 days of receipt of the landlord's notice.

If tenants follow these rules, their landlord can never evict them for non-payment of rent that became due from March 1, 2020, to June 30, 2021.

Although tenants will be permanently protected from eviction for these months, they will eventually have to pay the rent because it will be converted to consumer debt. Seek legal advice for more information.

Please note there are several notices landlords may need to provide to the tenants informing them of their rights under state law before February 28, 2021. Sample forms for landlords and tenants regarding the state law were prepared by the State of California and can be found at <http://housingiskey.com> For more information about the state laws please go to <https://bcsh.ca.gov/covidrelief/>

### **City of Los Angeles Eviction Protections**

Under City law, to temporarily avoid eviction for non-payment of rent tenants should notify their landlords that their income has been impacted by COVID-19. Tenants financially affected by COVID-19 **are not required to pay rent for months during the Local Emergency Period which started March 4, 2020, to temporarily avoid eviction for nonpayment of rent.** A sample city notice is found on page 2 [here](#). The City's law may help tenants who cannot afford to pay 25% of their rent, from September 1, 2020, to June 30, 2021, as indicated by the state law.

The landlord cannot evict for non-payment of rent during the city's local emergency period which is still ongoing with no known end date. The city also gives tenants 12 months after the end of the local emergency period to repay the rent that became due from March 4, 2020, to the end of the local emergency period. However, the state law limits the City's repayment period, which cannot be longer than August 31, 2022. To keep informed about the status of the local laws please go [here](#).

Additionally, in Los Angeles City, during the Local Emergency Period, residential tenants may not be evicted for a no-fault reason (e.g. owner occupancy or withdrawal under Ellis Act), the presence of unauthorized occupants, pets, or nuisance related to COVID-19. Any eviction notice must include the City's COVID-19 Renter Protections Fact Sheet (Protections Notice) found [here](#).

Tenants are not required to provide other documentation (e.g., a lay-off notice) to prove COVID-19 financial distress, but they should keep a copy of the documents in case they are needed in the future.

Tenants being evicted can file a complaint with HCIDLA [here](#) or call our hotline at 1-866-557-RENT(7368).

Landlords and tenants are recommended to seek [legal advice](#).

## Resources

<https://hcidla2.lacity.org/highlights/renter-protections>

<https://corona-virus.la/LAConnected>

<https://corona-virus.la/LARepresents>

<https://corona-virus.la/resources>

<https://corona-virus.la>

<http://housingiskey.com>

<https://bcsh.ca.gov/covidrelief/>

<https://dcba.lacounty.gov/foreclosure-prevention/>