



LOS ANGELES COUNTY

**CONSUMER &
BUSINESS AFFAIRS**

CENTER FOR FINANCIAL EMPOWERMENT



CFE COVID Conversations

MAKING SENSE OF THE MORATORIUMS

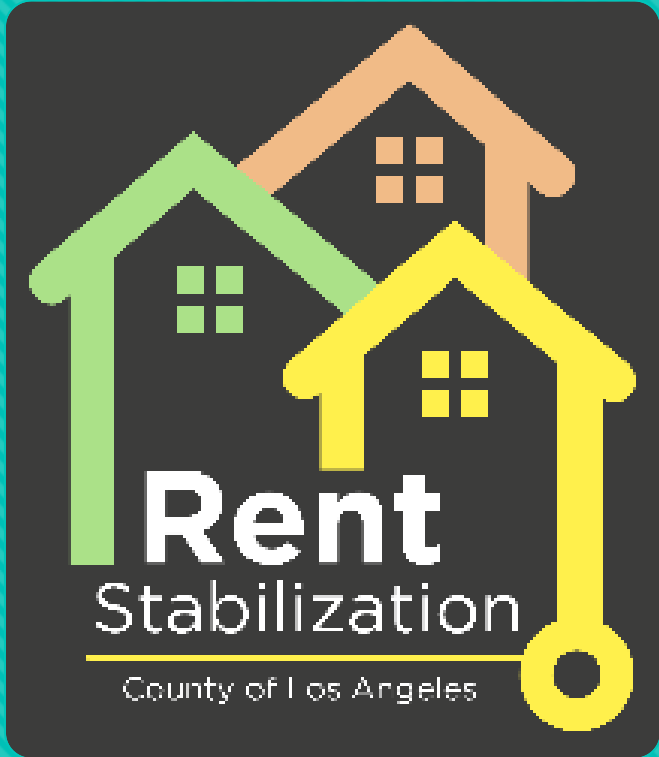
APRIL 22, 2020, 1PM PST

Si usted solo hablan español, por favor llame:

1-669-900-6833, código de acceso: 2845983318#

para escuchar esta presentación en español.

Eliza Chávez, residente de la comunidad e intérprete profesional estará traduciendo.



LOS ANGELES COUNTY
**CONSUMER &
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LA County Eviction Moratorium: An Overview



DCBA's Rent Stabilization Program

We oversee and enforce the:

- Rent Stabilization Ordinance (RSO)
- Mobilehome Rent Stabilization Ordinance (MRSO)
- Rental Housing Oversight Commission (RHOC)
- Expanded Eviction Defense & Prevention Program
- **LA County Eviction Moratorium**

LA County Eviction Moratorium Over Time



March 4, 2020 State of
Emergency Declared in LA County



March 19, 2020 Eviction
Moratorium Signed



March 31, 2020 Rent Freeze
enacted



April 14, 2020 Eviction Moratorium
Expanded

So...What Does This Mean?

For residential and commercial tenants, evictions are prohibited for the following reasons:

- **Nonpayment of rent, late charges, or any other fees.** Landlords will not be able to evict a Tenant if the Tenant can show an inability to pay rent and/or related charges due to COVID-19 related financial losses such as:
 - A presumed or confirmed diagnosis of COVID-19;
 - Layoff, loss of hours, loss of revenue, or other income reduction;
 - Compliance with a recommendation from the County's Health Officer to stay home, self-quarantine, or avoid congregation;
 - Extraordinary out-of-pocket medical expenses related to diagnosis and testing for and/or treatment; or,
 - Loss of child care or school closure
 - The state of emergency regarding COVID-19; or
- A **No Fault** eviction reason, unless necessary for health or safety reasons
- COVID-19 related **violations** for temporarily housing unauthorized occupants or pets or causing a nuisance.

Rent Freeze

- The moratorium also stops landlords from increasing rent or passing through any costs or fees during the moratorium period.
- **NOTE: This freeze only applies to rent-stabilized units and mobilehome spaces:**
 - ❑ Located in the unincorporated areas of LA County
 - ❑ Multi-family housing (two or more units on property)
 - ❑ Constructed before February 2, 1995



Are there any exceptions?

Any jurisdiction covered by its own moratorium is not subject to the County's temporary moratorium.

The Rent Freeze only applies to rent stabilized units and mobile home spaces in the unincorporated areas of Los Angeles County

You can visit rent.lacounty.gov to see a listing of cities that have their own moratoria.

What You Should Know...

TENANTS

- You **DO NOT** need to leave your unit unless a Sheriff serves a Lockout Notice
- You might be covered under another moratorium. Check our website for more information.
- If you can't pay rent due to COVID-19, you must notify the landlord no later than **7 days** after rent is due
- This is not rent forgiveness. Tenants are still responsible for paying back any rent due within 12 months after the temporary moratorium ends
- DCBA encourages you to work with your landlord to make payment arrangements

LANDLORDS

- You **should not** evict tenants who are protected by the moratorium
- You must accept your tenants' notice of inability to pay due to COVID-19
- During the moratorium period, you **cannot** charge late fees or interest charges for unpaid rent
- Once the moratorium period is over, tenants will have up to 12 months to pay any rent due.
- If your property is covered by the County's RSO or MRSO, you may not increase the rent during the moratorium period.
- DCBA encourages you to work with your tenants to make payment arrangements

What's a Landlord to Do?

- Landlords experiencing financial difficulty as a result of COVID-19, prioritizing those who own 15 or fewer units, can call the **County's Disaster Help Center** at **833-238-4450** and receive the following services:
 - Options Counseling
 - Appropriate Referrals
 - Financial Assistance
 - Case management
 - Foreclosure Prevention

What is DCBA's role in all this?

DCBA's Rent Stabilization Unit

- Implementation and enforcement of the eviction moratorium
- Outreach & education to the general public and to our partners
- Provide tenants and landlords with one-on-one counseling regarding the moratorium
- Provides dispute resolution assistance in issues that may arise
- We provide assistance in how to deal with situations that may arise or questions that might come up
- Contact us directly by calling (833) 223-7368 or email us at rent@dcba.lacounty.gov

How Can People Reach RSU?

**Questions? Contact the
Los Angeles County
Department of Consumer
and Business Affairs:**

Call us toll-free at:
(833) 223-RENT (7368)

Email us at:
rent@dcba.lacounty.gov

Visit our website:
rent.lacounty.gov

Visit us:
500 W. Temple Street
Room B-96
Los Angeles, CA 90012



Los Angeles Housing + Community Investment Department 2020



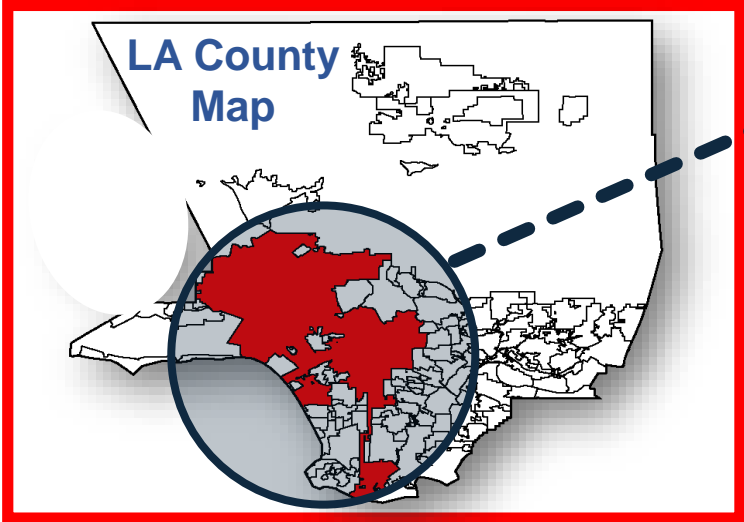
Coronavirus: What You Need to Know about L.A.'s *Eviction Protections*



Presenters:

Marcella DeShurley, Assistant Director
Rent Stabilization

City of L.A. vs L.A. County



City of Los Angeles
in Los Angeles County

City of Los Angeles:
(Its own charter city)



www.zimas.lacity.org

RENT STABILIZATION ORDINANCE (RSO)



- **Stabilizes Rents – Annual rent increases**
- **Provides Just Cause Evictions (4 Tenant At-Fault & 9 No-Fault)**
- **Relocation Assistance for No-Fault Evictions**
- **Approx. 118,000 Properties – 640,000 RSO Rental Units**



Text “RSO” to (855) 880-7368

City v County

RSO

Stay at Home

Protections

Fact Sheet

Contact

STAY AT HOME

- March 15th - Mayor Garcetti issued an Emergency Order which implemented measures to protect the public and contain the risk of contracting the COVID-19 virus.
- March 23rd - Mayor issued a [temporary moratorium](#) on evictions for non-payment of rent for tenants who are unable to pay rent due to circumstances related to the COVID-19 pandemic (Eff. 3/4/20).
- March 30th - Mayor issued a [freeze on rent increases](#) for all rental units subject to the Rent Stabilization Ordinance (RSO).
- March 31st - Ordinance [186585](#) became effective which further extended tenant protections.



City v County

RSO

Stay at Home

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LA CITY COVID-19 TENANT PROTECTIONS

A TENANT CANNOT BE EVICTED FOR:

- **Non-Payment of Rent** due to circumstances related to COVID-19
- **No-Fault** such as for owner move-in, resident manager, or the property to be withdrawn from the rental market (Ellis Act).
- **Nuisance for having additional occupants, pets or noise, etc.** as a result of circumstances related to COVID-19.

LA CITY ORDINANCE PROVIDES:

- Tenant have **up to 12 months** from the expiration of the local emergency to pay back rent.
- Landlords **may not charge interest** or a late fee on unpaid rent.
- Tenants are **not required to provide documentation** to support unable to pay rent due to COVID-19 (although strongly encouraged).
- Tenants are **not required to sign** repayment agreements.



VIOLATIONS OF TENANT PROTECTIONS

For City of Los Angeles residents, visit:
COVID-19 Renter Protections at
hcidla.lacity.org/covid-19-renter-protections

Report violations of the COVID-19 Renter Protections by calling
HCIDLA Hotline: 1-866-557-RENT (7368) or online at
hcidla.lacity.org/File-a-complaint

Submit questions **24/7** at:
hcidla.lacity.org/ask-hcidla



Thank you.

Coronavirus: What You Need to Know

During the "Safer at Home" Emergency Order,
HCID OPERATIONS CONTINUE
ASSISTING ANGELENOS

Housing + Community Investment Department
hcidla.lacity.org

Hotline: 1-866-557-7368
Online: hcidla.lacity.org/ask-hcidla

*HCIDLA Public Counters are temporarily closed