

COVID-19 Eviction Moratorium

FAQS



About L.A. County's Temporary Eviction Moratorium: On March 19, 2020, the Chair of the Los Angeles County Board of Supervisors enacted a temporary moratorium on residential and commercial evictions in the unincorporated areas of Los Angeles County in response to the Coronavirus ("COVID-19") pandemic.

The temporary moratorium imposes a ban on evictions for all residential and commercial tenants in unincorporated Los Angeles County impacted by the COVID-19 crisis beginning March 4, 2020 through May 31, 2020 for the following reasons:

- 1. 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 **financial losses related to COVID-19** such as:
 - A diagnosis of COVID-19 or caring for a household or family member who is diagnosed with COVID-19;
 - Layoff, loss of hours, or other income reduction resulting from business closure or other economic or employer losses due to COVID-19;
 - Compliance with a recommendation from the County's Health Officer to stay home, self-quarantine, or avoid congregation with others during the state of emergency;
 - Extraordinary out-of-pocket medical expenses related to diagnosis and testing for and/or treatment of COVID-19; or,
 - Child care needs arising from school closures related to COVID-19.
 - The state of emergency regarding COVID-19; or Following government-recommended COVID-19 precautions.
- 2. A No Fault eviction reason, unless necessary for health or safety reasons.**

On **March 31**, the Los Angeles County Board of Supervisors issued an executive order placing a temporary rent freeze on rent stabilized units in the unincorporated areas of Los Angeles County in response to the COVID-19 health emergency. This means rent may not be increased during the moratorium for units that meet the following criteria:

- Is in the unincorporated area of Los Angeles County
- Is on a property with two or more units
- Has a certificate of occupancy issued before February 2, 1995

How does the temporary moratorium work?

Tenants must notify their landlord within 7 days after their rent is due, unless extenuating circumstances exist, that they are unable to pay due to a loss of income related to COVID-19. Tenants must pay back any rent owed within 6 months after the temporary moratorium ends.

How long will the temporary moratorium last?

The temporary moratorium is effective from March 4, 2020 through May 31, 2020, unless extended by the Board of Supervisors.

To find out if a property is in an unincorporated area of Los Angeles County, visit the Los Angeles County Registrar-Recorder/County Clerk website <https://lavote.net/apps/precinctsmaps> and select "District Map Look Up By Address".

If you still have questions or need assistance, contact us:

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Direct messaging: @LACountyDCBA on Twitter, Facebook, and Instagram