



County of Los Angeles Temporary Eviction Moratorium



What is the County's eviction moratorium?

The [Los Angeles County Temporary Eviction Moratorium](#), effective March 4, 2020 to September 30, 2020, implements a Countywide ban on evictions for residential and commercial tenants, including mobile home space renters. During the moratorium, tenants may not be evicted for COVID-19 related non-payment of rent, as well as no fault reasons, nuisance, unauthorized occupants, or pets, if related to COVID-19. The moratorium may be extended by the LA County Board of Supervisors on a month-to-month basis.

What protections does the moratorium include?

- Prohibits evictions for:
 - Nonpayment of rent due to a COVID-19 related reason;
 - No-fault reasons under the County Code; and
 - COVID-19 related violations due to unauthorized occupants, pets, or nuisance.
- Prohibits rent increases for:
 - Rent-stabilized rental units in unincorporated Los Angeles County subject to [Chapter 8.52](#) of the Los Angeles County Code; and
 - Mobilehome spaces subject to [Chapter 8.57](#) of the Los Angeles County Code.
- Prohibits imposing new pass-throughs or charging late fees, interest, and any related charges for unpaid rent accrued during the Moratorium Period.

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

No, this moratorium is not a waiver of rent. Residential tenants and commercial tenants with nine (9) or fewer employees will have up to 12 months following the end of the Moratorium Period to repay any past due payments. Commercial tenants with 10 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 you have made prior arrangements with the property owner.

What responsibilities do tenants and landlords have as it pertains to the moratorium?

- Tenants are responsible to provide notice to their landlord if they are unable to pay rent.
- Landlords must accept a tenant's self-certification as a valid form of notice.
- Landlords should not harass or intimidate tenants that exercise their rights under the moratorium.
- Tenants and landlords are encouraged to work out a payment plan during and after the moratorium.

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

Tenants must notify their landlord, through a self-certification, within 7 days after rent is due, unless extenuating circumstances exist. Tenants are encouraged to deliver notice to their landlord in writing. If they are able to do so, tenants are encouraged to pay partial rent during the moratorium.

Who do these protections apply to?

These protections apply to residential, commercial, and mobilehome space renters in Los Angeles County, unless they are located in a jurisdiction that has enacted its own moratorium. **NOTE: These protections do not apply to commercial renters that are multi-national, are publicly traded, or have more than 100 employees.**

What if my city has its own eviction moratorium?

If your city has its own moratorium, the County's rules do not apply. Please visit rent.lacounty.gov for a list of moratoria in Los Angeles County.

What if my landlord still tries to evict me?

Tenants are not required to move until a Sheriff has served a Notice to Vacate, which will not occur until the [Governor Newsom's Executive Order](#) has been lifted. The [Judicial Council Emergency Ruling](#), dated April 6, 2020, postpones any set hearings for at least 60 days and prevents courts from accepting any eviction cases until 90 days after the State of Emergency is lifted. Call DCBA for more information.

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

- Phone: (833) 223-7368
- Online: rent.lacounty.gov
- Email: rent@dcba.lacounty.gov
- Direct messaging: @LACountyDCBA on [Twitter](#), [Facebook](#), and [Instagram](#)