



Los Angeles County Updated COVID-19 Tenant Protections Resolution*

Phase I (February 1, 2022 – May 31, 2022)		Phase II (June 1, 2022 – December 31, 2022)	
What's Staying the Same?	<p>Current residential tenant and mobilehome space renter protections extended through May 31, 2022, where not preempted by State law, including:</p> <ul style="list-style-type: none"> • Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)– including new pass-throughs or charges • Protection from evictions for: <ol style="list-style-type: none"> 1. No-Fault eviction reasons, except for qualified Owner Move-in Evictions ¹ 2. Nuisance 3. Unauthorized occupants or pets 4. Denying entry to landlord <p>Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.</p> <p>For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>		
What's Being Added?	NO NEW PROTECTIONS ADDED		
What's Going Away?	<p>Non-payment of rent eviction protections for commercial tenants to <u>expired January 31, 2022.</u> ²</p>		
Tenant Protections After December 31, 2022			
What's Staying?	<ul style="list-style-type: none"> • Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants during the Resolution's protected periods. • No-fault eviction protections as a baseline within Los Angeles County for tenants who utilized the County's non-payment of rent protections from July 1, 2022 through December 31, 2022 and are still within the 12-month repayment period. 		

- **Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)–including new pass-throughs or charges.**
- **Protection from evictions for:**
 - **No-Fault evictions reasons, except for qualified Owner Move-in Evictions ¹**
 - **Nuisance**
 - **Unauthorized occupants or pets**

Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.

For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.

Effective July 1, 2022** Eviction protections for **nonpayment of rent for rent incurred on or after July 1, 2022, including self-certification to establish an affirmative defense, if one or both** of the following apply:

- "Substantial loss" of household income which is a loss of at least 10% of a tenant's monthly household income (as may be evidenced by pay stubs, letters from employers, etc.)
- "Increased costs" in food, fuel, child-care, and/or unreimbursed medical expenses in an amount greater than 7.5% of a tenant's monthly household income.

Effective June 1, 2022:
Purchase property date (6/30/2021) requirement for owner move-ins.
Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.
Denying entry to landlord, except when entry constitutes harassment.

* Applies to residential tenants, commercial tenants and mobilehome space renters in unincorporated Los Angeles County and applies to any incorporated city that does not have stronger local protections.

** Between October 1, 2020 and June 30, 2022, the County's COVID-19 Tenant Protections do not apply to tenants/renters facing eviction for nonpayment of rent due to COVID-19 related financial hardship, as they are preempted by state law.

¹ Landlords can evict a tenant and members of their household in order to move into a single-family home, mobilehome space, condominium unit, and/or two unit(s) in a duplex, or triplex home under certain conditions. Visit <https://dcba.lacounty.gov/noevictions/> for more information.

² Commercial tenants will have the following time to repay past due rent from March 2020-January 2022: Twelve (12) months those employers with 0-9 employees; Six (6) months for those employers with 10-100 employees.