

TENANT PROTECTIONS EXPIRATION FACTSHEET

for Landlords and Property Owners

The County's COVID-19 Tenant Protections Resolution ("Resolution"- formerly the LA County Eviction Moratorium), which went into effect March 4, 2020, provides certain protections to residential tenants, commercial tenants, and mobilehome space renters affected by the COVID-19 pandemic in Los Angeles County through March 31, 2023.

Many emergency tenant protections will expire March 31, 2023.

Protections No Longer in Effect After March 31, 2023

- Rent Increase Freeze (for rent-stabilized units and mobilehome spaces in unincorporated areas)- including new pass-throughs or charges.
- Protection from evictions for:
 - Nuisance
 - Unauthorized occupants or pets
- Starting April 1, 2023, landlords are required to serve tenants with a written 30-Day Notice prior to filing an eviction based on nonpayment of rent for rent accrued between July 1, 2022 and March 31, 2023

Protections Extended Beyond March 31, 2023

Residential tenants and mobilehome space renters who utilized the County's non-payment of rent protections between July 1, 2022 and March 31, 2023 are protected against:

- Eviction for No-Fault evictions reasons, except for qualified Owner Move-in
- Anti-harassment and retaliation protections during the Resolution's protection periods



The "Resolution" DOES NOT cancel or stop your tenant's rent from being owed.

It also does not stop the accumulation of back rent owed during the protected period. Landlords are encouraged to work with their tenants to create a repayment plan for past due rent during and after the termination of the Resolution. Residential Tenants (including mobilehome space renters) will have up to twelve (12) months to repay any past-due rent.

The Los Angeles County Department of Consumer and Business Affairs is here to provide information on landlords' rights and responsibilities.

Resources may be available to assist landlords and tenants to come to agreements and solutions that ensure Los Angeles County residents remain housed and that landlords & property owners have the assistance needed to prevent the loss of their property.

Visit dcba.lacounty.gov/landlords to learn more.