

HOUSING AND TENANT PROTECTIONS

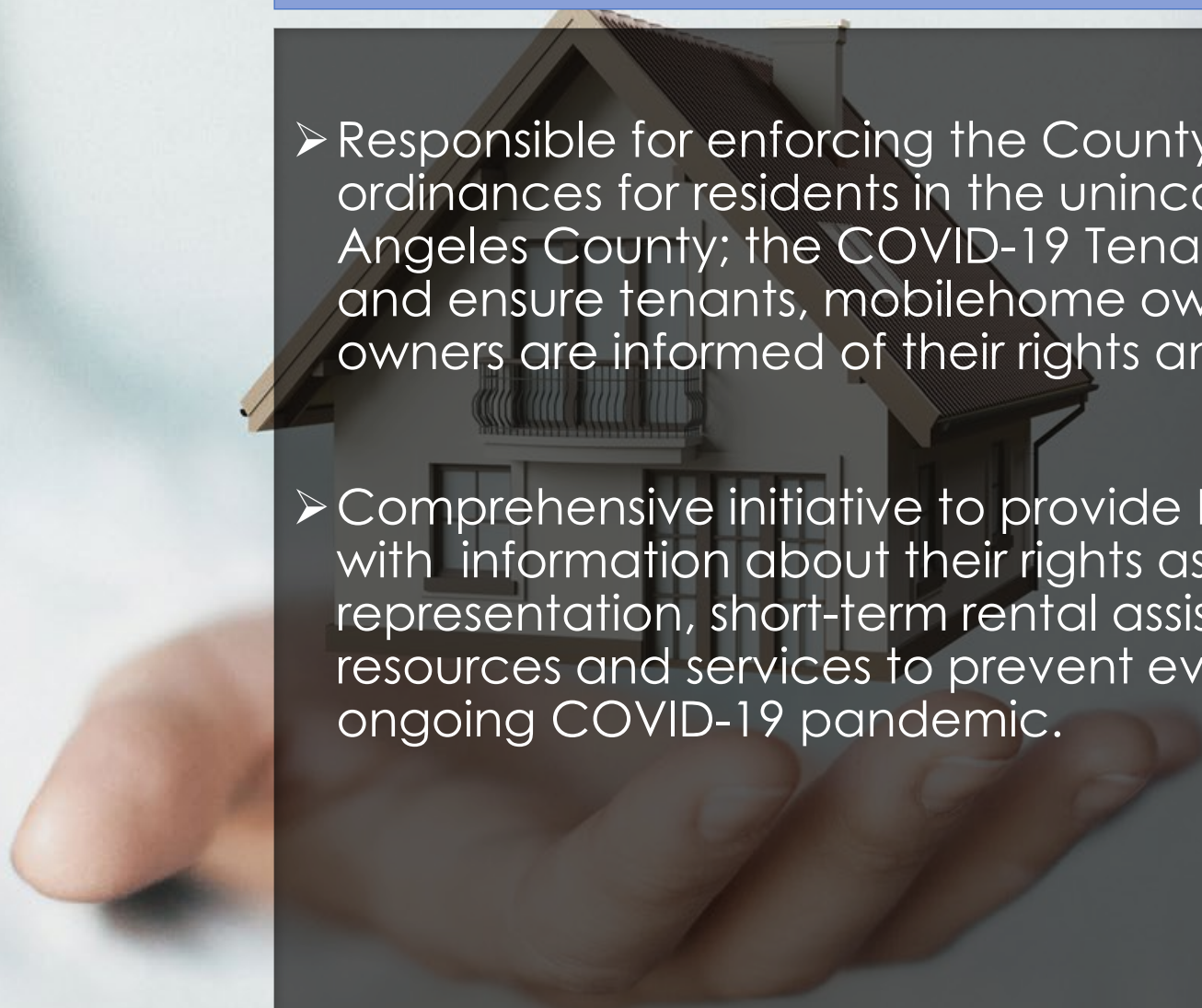
LA County Tenant Protections Update For Landlords

March 23, 2023



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

Housing and Tenant Protections Division

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- Responsible for enforcing the County's Rent Stabilization ordinances for residents in the unincorporated areas of Los Angeles County; the COVID-19 Tenant Protections Resolution, and ensure tenants, mobilehome owners, landlords, and park owners are informed of their rights and responsibilities.
 - Comprehensive initiative to provide L.A. County residents with information about their rights as tenants, free legal representation, short-term rental assistance, and referrals to resources and services to prevent eviction during the ongoing COVID-19 pandemic.



LA County COVID-19 Tenant Protections Resolution

LA County COVID-19 Tenant Protections Resolution

What is it?

- Countywide ban on evictions for residential and commercial tenants impacted by COVID-19

Who's covered?

- Residential tenants
- Commercial tenants
- Mobilehome space renters

Scope:

Applies to unincorporated areas and all incorporated cities within the County

How long does it last?

- The Resolution is effective March 4, 2020 through **March 31, 2023.**



LA County COVID-19 Tenant Protections Resolution: What's in Place through 3/31?

Protections against residential evictions due to:

- Non-payment of rent due to COVID-19 from July 1, 2022 through March 31, 2023
- "No-fault" eviction reasons (except for qualified Owner move-in)
- Nuisance
- Unauthorized occupants or pets who began residing in the unit between March 1, 2020 and January 20, 2023
- Details: dcba.lacounty.gov/landlords

What Happens after 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:

- Beginning **April 1, 2023:**
 - Certain protections continue through repayment period
 - No-fault
 - Anti-harassment & retaliation
 - Enhanced notice period (30 days) required prior to eviction

Residential tenants and mobilehome space renters with **unauthorized occupants or pets** due to COVID-19 who began residing in the unit **between March 1, 2020 and January 20, 2023:**

- Beginning **April 1, 2023:**
 - Certain protections continue
 - Anti-harassment & retaliation
 - Enhanced notice period (30 days) required prior to eviction

Expiration of COVID-19 Tenant Protections Resolution

On February 28, 2023, the Los Angeles County Board of Supervisors voted to end the local emergency declared for COVID-19 with an expiration date of March 31, 2023.

The end of the declared local emergency also marks the end of the County's COVID-19 Tenant Protections Resolution

What does the expiration of the Resolution mean?

- Most evictions for residential tenants and mobilehome space renters may resume as normal
- Tenants must resume making rent payments as normal to avoid being evicted
- Tenants may have 12 months to repay past due rent
- Rent increases may be issued for rent-stabilized units/spaces in unincorporated LA County in accordance with the County's rent stabilization ordinances
- Permanent tenant protections remain in place for unincorporated LA County and incorporated cities that offer such protections



Available Resources



Foreclosure Prevention

- Dedicated team that:
 - Assists distressed homeowners in communicating with lenders and exploring all available foreclosure avoidance options.

dcba.lacounty.gov/foreclosure-prevention

Dispute Resolution Services

- Free service to assist landlords and tenants in reaching possible resolution of a dispute
- Voluntary and confidential





Mom-and-Pop Landlord Non-Mortgage Assistance Program

- *COMING SOON!* Financial assistance, based on nonpayment of rent from tenants, to help cover any qualifying non-mortgage expenses related to preservation, maintenance, or upkeep of property.
- Up to **\$30,000** in assistance for eligible landlords.
- Tentatively scheduled to launch May 31, 2023

Mortgage Relief

- *COMING SOON!* Second round of a Countywide Mortgage Relief program to help preserve homeownership for low-moderate income homeowners who experienced a financial setback due to COVID.
- Up to **\$30,000** in assistance for income-eligible owners of up 4-unit properties



Questions? Contact Us

☎ (800) 593-8222 or make an appointment for phone service: bit.ly/DCBAappointments

💻 DCBA.LACOUNTY.GOV/LANDLORDS

Housing and Tenant Protections

✉ rent@dcba.lacounty.gov

💻 RENT.LACOUNTY.GOV

Foreclosure Prevention

✉ HomeHelp@dcba.lacounty.gov

💻 DCBA.LACOUNTY.GOV



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