



## COVID-19 Tenant Protections Resolution EXPIRED

### Post-Protections Fact Sheet

#### What was the County's COVID-19 Tenant Protections Resolution (Resolution)?

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

#### Who was covered by the Resolution?

The Resolution applied to residential tenants, mobilehome space renters, and commercial tenants in unincorporated Los Angeles County, as well as cities in the County that did not have a moratorium in place. This included incorporated cities that had their own local eviction moratoria, to the extent the city's moratorium did not include the same or greater tenant protections as the Resolution.

#### What does the expiration of the Resolution mean?

Beginning April 1, 2023:

- Normal rent payments must resume for rent due on or after April 1, 2023 to avoid being evicted.
- Most evictions for residential tenants (including mobilehome space renters) may resume as normal unless permanent tenant protections apply.
- Rent increases may be issued for rent-stabilized units/spaces in unincorporated LA County in accordance with the County's [Rent Stabilization Ordinance](#).
- **Note:** It is important to check with your local jurisdiction to learn about any permanent tenant protections that may apply to your rental unit.

#### What emergency tenant protections survived the Resolution?

For residential tenants and mobilehome space renters **who utilized the County's non-payment of rent protections between July 1, 2022 and March 31, 2023:**

- Protections against eviction for **No-Fault evictions reasons**, except for qualified Landlord Move-in.
- **Anti-harassment and retaliation protections** during the Resolution's protection periods.
- Starting **April 1, 2023**, landlords are required to serve tenants a written 30-Day Notice prior to filing an eviction based on nonpayment of rent accrued between July 1, 2022 and March 31, 2023.

For 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:**

- **Anti-harassment and retaliation protections** during the Resolution's protection periods.
- Starting **April 1, 2023**, landlords are required to serve tenants with a written 30-Day Notice prior to filing an eviction based for the presence of unauthorized occupants or pets.

**Note:** It is important to check with your local jurisdiction to learn about any permanent tenant protections that may apply to your rental unit.

### **How long do tenants/space renters have to repay past due rent owed during the Resolutions Protections period?**

Income qualified residential tenants (including mobilehome space renters) who notified their landlord of their inability to pay rent within seven (7) days of rent being due, unless extenuating circumstances applied, have up to twelve (12) months to repay past due rent owed.

If you receive a Notice to Pay or Quit from your landlord, reach out to DCBA at 800-593-8222 or visit [stayhousedla.org](http://stayhousedla.org) to see if you qualify for free legal assistance, short-term rental assistance, and for help understanding your rights, and/or access to other resources.

### **So the Resolution expired, but are there permanent tenant protections in place where I live or rent in the County?**

**Unincorporated Los Angeles County:** The Rent Stabilization Program covers the Rent Stabilization and Tenant Protections Ordinance and the Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance, which limit rent increases and protect against eviction without ‘just cause’ for most rental units and mobilehome spaces. To learn more, contact DCBA at [rent.lacounty.gov](http://rent.lacounty.gov) or 800-593-8222.

**Incorporated Cities:** Many incorporated cities have permanent tenant protections in place. It is important to contact your local city hall for more information and to find out if there are any protections offered by your city.

**State of California:** If your city does not have permanent tenant protections, you may be covered by the California Tenant Protections Act of 2019 (AB1482), which restricts rent increases and provides ‘just cause’ eviction protections to certain tenants. To learn more, please visit: <https://oag.ca.gov/consumers/general/landlord-tenant-issues>.

### **How can I look up the jurisdiction of a property?**

To find out if your property is located in an unincorporated or incorporated area of Los Angeles County, visit the [Los Angeles County Registrar-Recorder/County Clerk website](#) and select “District Map Look Up By Address.”

### **What should tenants/space renters do if they are served an eviction notice?**

**Don’t ignore any notices from your landlord!** It is important to seek legal assistance in responding to any eviction notice or “Unlawful Detainer” action filed by a landlord. Tenants or space renters that receive an eviction notice should immediately contact Stay Housed LA to see if they qualify for free legal assistance, and for help understanding their rights, responding to notices, short-term rental assistance, and/or access other resources by visiting [www.stayhousedla.org](http://www.stayhousedla.org) or calling DCBA at 800-593-8222 for more information. Tenants and space renters are **not** required to leave their units unless they are served with a five (5) Day Notice to Vacate from the Sheriff’s Department.

The County protections *may* provide an affirmative defense if a tenant is served with an “Unlawful Detainer” (eviction) or is facing other civil actions for unpaid rent accrued during the protected period due to a COVID-19 related financial impact.

### **Still have questions?**

If you have additional questions or need assistance, please contact DCBA at 800-593-8222 or visit [rent.lacounty.gov](http://rent.lacounty.gov).