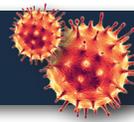


# COVID-19 SECOND DISTRICT RENTER PROTECTION INFORMATION



March 2020

On March 4, 2020, the State of California and the County of Los Angeles declared a state of emergency in response to COVID-19. Subsequently, in an effort to protect renters, the State authorized local jurisdictions to institute a moratorium on evictions for both residential and commercial properties. The following summarizes eviction moratoriums that have been implemented across the Second District of the County of Los Angeles.

## THE COUNTY OF LOS ANGELES UNINCORPORATED AREA

On March 19, 2020, the County issued an eviction moratorium that does not allow residential or commercial evictions in the unincorporated County on or after March 4, 2020 through May 31, 2020. A tenant cannot be evicted for nonpayment of rent, late charges, or any other fees accrued if the Tenant demonstrates an inability to pay rent and/or related charges due to financial impacts related to COVID-19. A tenant should provide notice to the landlord within 7 days after the date that rent was due, unless extenuating circumstances exist, that the tenant is unable to pay, or reasons amounting to a no-fault eviction. Tenants will have 6 months following the termination of the County's Executive Order to pay the Landlord any amounts due.

For more information please visit: [www.dcba.lacounty.gov/coronavirus](http://www.dcba.lacounty.gov/coronavirus)

## CULVER CITY

On March 17, 2020, the City directed that no landlord shall evict a residential tenant during this period of local emergency, if the tenant is able to show an inability to pay rent due to circumstances related to the COVID-19 pandemic.

For more information please visit: <https://content.govdelivery.com/accounts/CACULVER/bulletins/2818ecb?reqfrom=share>

## INGLEWOOD

On March 17, 2020, the City implemented a 45-day moratorium for residential tenants who cannot be evicted for non-payment of rent due to any financial impact related to COVID-19. A tenant cannot be evicted for (1) being sick with COVID-19, (2) caring for a household or family member who is sick with COVID-19, (3) layoffs, loss of hours, or other income reduction resulting from business closure or other economic employer impacts COVID-19, (4) compliance with government local emergencies, (5) extraordinary out-of-pocket expenses that equal or exceed 1/3 of the tenant's rent and, (6) childcare needs arising from school closures. This moratorium applies to no-fault just cause evictions.

For more information please visit: <https://www.cityofinglewood.org/CivicAlerts.aspx?AID=333>

## LOS ANGELES

On March, 15, 2020, the City ordered a residential eviction moratorium in which a tenant cannot be evicted for (1) loss of income due to COVID-19 related workplace closure, (2) child care expenditures due to school closures, (3) health care expenses related to being ill with COVID-19 or caring for a member of the tenant's household who is ill with COVID-19, or reasonable expenditures that stem from government-ordered emergency measures. Tenants will have up to six months following the expiration of the local emergency period to repay any back due rent.

For more information please visit: <https://corona-virus.la/english/mayor-garcetti-orders-moratorium-commercial-evictions>

## LYNWOOD

On March 16, 2020, the City ordered that no landlord shall evict a commercial or residential tenant during this local emergency period if the tenant is able to show an inability to pay rent due to circumstances related to the COVID-19 pandemic, (2) loss of income due to a COVID-19 related workplace closure, (3) child care expenditures due to school closures, (4) health care expenses related to COVID-19 or caring for a member of the tenant's household who is ill with COVID-19, or reasonable expenditures that stem from government-ordered emergency measures. Tenants will have up to six months following the expiration of the local emergency period to repay any back due rent.

For more information please visit: [http://lynwood.ca.us/city\\_managers\\_office/covid-19-coronavirus/](http://lynwood.ca.us/city_managers_office/covid-19-coronavirus/)

**As of March 20, 2020, the Cities of Carson, Compton, Gardena, Hawthorne, and Lawndale have not implemented eviction moratoriums.**

## FEDERAL HOUSING ADMINISTRATION-SECURED LOANS

On March 18, 2020, President Trump announced that he has directed the U.S. Department of Housing and Urban Development (HUD) to suspend evictions and foreclosures through April 2020. HUD has directed their properties secured by FHA-insured Single Family mortgages for a moratorium on evictions and a moratorium on foreclosures for a period of 60 days. The moratorium applies to the initiation of foreclosures and to the completion of foreclosures in process. <https://www.hud.gov/sites/dfiles/OCHCO/documents/20-04hsgml.pdf>

More information can be found by contacting FHA Resource Center at 1-800-Call-FHA or visiting their website at <https://www.hud.gov/answers>

### ADDITIONAL RESOURCES:

To find out what district you are in: <https://lavote.net/apps/precinctsmaps>

Frequently Asked Questions: <https://lacounty.gov/covid19/frequently-asked-questions/>

Resources for Businesses: <https://dcba.lacounty.gov/portfolio/coronavirus-businesses/>

Department of Consumer and Business Affairs  
Phone: (833) 223-7368

Email: [rent@dcba.lacounty.gov](mailto:rent@dcba.lacounty.gov)

Website: [www.rent.lacounty.gov](http://www.rent.lacounty.gov)

COVID-19 Updates and Resources: [www.dcba.lacounty.gov/coronavirus](http://www.dcba.lacounty.gov/coronavirus)

