

COVID-19 Tenant Protections UPDATE

L.A. COUNTY CITIES



Housing Rights Center

- Founded in 1968, when Congress passed the Fair Housing Act
- Nation's largest non-profit civil rights organization dedicated to fair housing
- Serve Los Angeles County and Ventura County
- Free services in many languages available!



HRC

FREE

Services

Housing Rights Hotline: 1 (800) 477-5977

TTY: 1 (213) 201-0867

info@housingrightscenter.org

www.housingrightscenter.org/help

Investigate Discrimination

Litigation

Outreach & Education

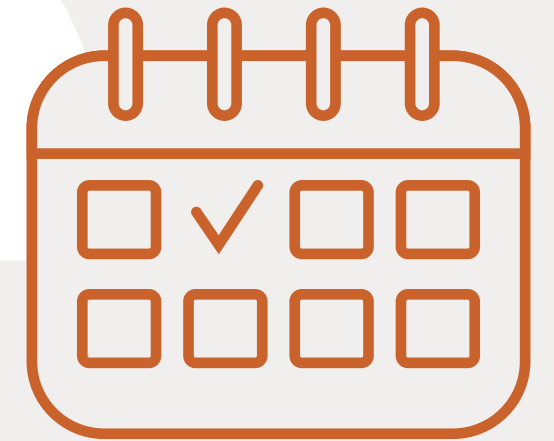
Project Place



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING

Where are we now?



Most California Cities

- **September 30, 2021:** Pay 25% of all rent owed since September 1, 2020 (13 months)
 - Combined with the Declaration of COVID-19 Related Financial Distress, provides a defense against eviction for rent debt owed since March 2020.
- **October 1, 2021:** Pay full monthly rent from now on (most California cities)*
 - Tenants can be given a 3-day notice for not paying rent from here on, regardless of whether they owe any previous rent
- **November 1, 2021:** Court cases and civil collections can begin
 - Applies to tenants who did turn in the Declaration form and 25% payments
 - Some cities have extended timelines for rent payments before landlords can file

Local Eviction Protections

Cities where tenants can still defer rent*

- Baldwin Park
- Beverly Hills
- City of Los Angeles
- Maywood
- Monrovia
- Pasadena
- San Marino

Dear **LANDLORD,**

This declaration letter is in regards to rent payment for the following months:

(MONTH BEING DEFERRED)

I am currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the following:

1. Loss of income caused by the COVID-19 pandemic.
2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. Increased expenses directly related to health impacts of the COVID-19 pandemic.
4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
6. Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses.
7. Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed,
TENANT

**Download notice at www.housingrightscenter.org
and give to landlord ASAP**

Evictions For Unpaid Rent



Applying for rent relief can halt an eviction

- Tenants can delay or stop a non-payment eviction by applying for rent relief
 - Must apply within 15 days of receiving either a pay-or-quit notice from the landlord, or a notice from the program that the landlord has opened an application
- Landlords must apply for rental assistance before evicting for unpaid rent that was due any time since March 1, 2020
- Possible outcomes:
 - Application is rejected → Eviction case goes
 - Application is accepted, and landlord receives funds → Eviction is dismissed
 - Application is accepted, but the funds have not been disbursed → Case is postponed

Emergency Rent Relief



Receive:

- 100% of unpaid rent (rent debt) since April 1, 2020
- 100% of an upcoming month's rent
- 100% of unpaid or upcoming utility bills since April 1, 2020 (up to 12 months)

Who can apply:

- Either tenant or landlord can apply
- Household income up to 80% of the area median income (AMI)
- Struggling to pay rent, or already missed rent, because of COVID-19
- Citizenship status is NOT asked

www.housingiskey.com







1-833-430-2122

Los Angeles City & County

EVICITION DEFENSES

LOS ANGELES

LA COUNTY

No-fault evictions		
Unauthorized occupants, pets, or nuisance (noise)		
Refusal to allow landlord entry		
<u>EXPIRATION DATE</u>	October 24, 2022 unless extended	January 31, 2022 unless extended

Rent Increase Protections



- All Los Angeles County and Ventura County:
 - No rent increases over 10% until December 31, 2021
 - State of emergency anti-price gouging laws (Penal Code 396)

Local Rent Stabilization Program:	2+ units built after:	What is banned:	Lasts until:
BALDWIN PARK	January 1, 1995	Rent increases	End of local emergency
BEVERLY HILLS	Varies	Rent increases	End of local emergency
CITY OF LOS ANGELES	October 1, 1978	Rent increases, late fees, SCEP, RSO or pass-throughs	60 days after end of local emergency
UNINCORPORATED LOS ANGELES COUNTY	February 1, 1995	Rent increases or pass-throughs	January 31, 2022 (unless extended)

Other Tenant Protections

California Tenant Protection Act (AB 1482)

- Applies to:
 - Multifamily over 15 years old
 - Single units owned by corporations
 - Duplexes not occupied by the owner
- Rent Increases
 - Los Angeles County: No rent increases over 8.6% until August 1, 2022
 - Ventura County: No rent increases over 8.8% until August 1, 2022
- Just cause (valid reason) evictions
 - At fault examples:
 - Breaking the lease
 - Property damage, threats to health or safety, criminal activity, etc.



Los Angeles Eviction Defense Program

Do not ignore court documents. Get legal aid immediately.

- For tenant households at or under 80% area median income
- Eviction Prevention Interventions
 - Help making complaints (RSO, code enforcement, fair housing)
- Emergency Legal Assistance
 - Help negotiating agreements with a landlord
 - Help responding to an eviction notice
- Rental Assistance
- Ongoing Support Services
 - Tenant Stability Planning and financial coaching
 - At Family Source Centers

Complaints:

1-866-557-7368

housing.lacity.org

Legal Aid:

StayHousedLA.org

1-888-694-0040

Stay Housed LA County

Do not ignore court documents. Get legal aid immediately.



- Visit StayHousedLA.org
or call [1-888-694-0040](tel:1-888-694-0040)
- Free or low-cost legal aid & community support

Contact HRC



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www.housingrightscenter.org

*Workshops: www.housingrightscenter.org/register

*Appointments: www.housingrightscenter.org/help

