

COVID-19 RENTER PROTECTIONS

Housing + Community Investment Department website: <https://hcidla2.lacity.org/covid-19-renter-protections>

The Mayor's Order emphasizes that **tenants are still obligated to pay lawfully charged rent**. However, during the emergency period, tenants may not be evicted for failure to pay rent due to the financial impacts related to COVID-19. Tenants will have up to **twelve (12) months** following the expiration of the local emergency to repay any back rent due.

The Mayor also issued a moratorium on [commercial evictions](#). Eligible tenants will have up to **three (3) months** following the expiration of the local emergency period to repay any back due rent.

The Mayor announced, with the City Attorney, a new platform for free legal assistance called LA Represents. Individuals can get contact information for Bet Tzedek and others firms/ organizations for legal assistance. You can go to: coronavirus.lacity.org/LARepresents.

[Bet Tzedek](#) (323-939-0506) and [Inner City Law Center](#) (213- 891-2880), and people can visit ifla.org with applications for rent assistance loans. Additionally, you can refer people to:

- [BASTA](#): This vast tenants' rights organization has offices in LA, Long Beach, Lancaster, and Van Nuys, with more on the way in Boyle Heights and Santa Monica. It offers sliding-scale eviction defense services as well as education for renters.
- [Coalition for Economic Survival](#): Focused on social and economic justice, CES organizes a [twice-weekly](#) tenants' rights walk-in clinic offering one-on-one help with counselors and attorneys.
- [Eviction Defense Network](#): Provides legal consultations, tenants' rights information, and other legal services for housing and eviction disputes. They charge sliding-scale fees for their services.
- [Housing Rights Center](#): An all-around excellent resource for renters, this nonprofit offers regular walk-in clinics at various locations in LA.
- [Inquilinos Unidos](#) (United Tenants): A tenant advocacy organization that offers a free weekly tenant resource clinic to share information about renters' rights; answer questions about housing problems, including code violations, rent control, and evictions; and help tenants find lawyers.

People they should NOT leave their homes if threatened with eviction.

If callers have been threatened with eviction for non-payment or other claims, please have them call HCID at 1-866-557-7368, M-F 8:30am - 4:30pm, or S-S from 10am - 3pm. They can also access the HCID FAQ page is here: <https://hcidla.lacity.org/covid-19-eviction-moratorium>

HCID has a NEW factsheet on eviction protections; **tenants can download page 2 to use as a notice to their landlord**: https://hcidla2.lacity.org/system/files/force/documents/covid-19_eviction_protections_fact_sheet.pdf?download=0

If you receive an eviction notice that you suspect violates the city law—such as a “notice to pay rent or quit,” which is the first step in the legal process for evictions—file a complaint with the city of Los Angeles Housing and Community Investment Department (HCID), which is handling eviction investigations.

When a complaint has been filed, it will be assigned to an HCID inspector. The inspector will review the documentation the tenant has to prove that their non-payment is related to COVID-19. If everything is in order and the proof is sufficient, the housing inspector will send the landlord a letter requesting the cancellation of the notice and alert them about the repayment period.

INCREASED TENANT PROTECTIONS

PROHIBITION ON RENT INCREASES ON RSO UNITS

On May 6 the City Council office passed a measure extending the freeze on rental increases on Rent Stabilized (RSO) units for one year after this crisis ends. The Mayor signed it and it is effective May 12. Final ordinance can be found [here](#)

- No rent increases on any occupied RSO unit for one year following the termination of the March 4 COVID-19 Emergency Order.
- Unless there is clear and convincing evidence that an increase is necessary to obtain a just and reasonable return
- CAO/CLA to conduct a study on how to make property owners of RSO properties whole
- So now tenants will have 1 year after the declared emergency is over to pay back rent; and during that time, they will not experience any rental increases

TEMPORARY PROTECTION OF TENANTS DURING COVID-19 PANDEMIC

On May 6 the Temporary Tenant Protection Ordinance also known as the “Eviction Moratorium” ordinance was first adopted on **March 31**. On **May 6**, Council approved new amendments to the ordinance. Below are the new ordinances. The Mayor signed it and it is effective May 12. Final ordinance can be found [here](#)

The Council adopted amendments to the temporary tenant protection ordinance to prohibit landlords from using coercion, intimidation or fraud to get their renters’ stimulus checks; it provides tenants with a private “Right of Action” if their landlord has violated any of the protections the City has extended during this emergency; requires landlords to provide tenants with Housing Department’s “Protections Notice” every time they contact them about the rental agreement during this period in the language predominantly used by the tenant. Tenants have the right to sue and be awarded up to \$10,000 per offense or \$15,000 if 65+. Housing documents and resources can be found at hcidla.lacity.org