

COVID-19 TENANT PROTECTIONS: ALHAMBRA

What landlords and tenants need to know during the COVID-19 emergency.
Updated June 2020.



ALHAMBRA IS NOW COVERED BY LOS ANGELES COUNTY'S MORATORIUM ON NO-FAULT EVICTIONS, EVICTIONS FOR UNAUTHORIZED OCCUPANTS, AND EVICTIONS FOR NON-PAYMENT OF RENT DUE TO COVID-RELATED CIRCUMSTANCES.

- There is a moratorium on:
 - **no-fault evictions**
 - **evictions based on unauthorized occupants, pets, or nuisance** (e.g. noise) related to COVID-19—for example, temporarily sheltering a family member, child, or pet
 - **evictions for non-payment of rent** for tenants who can't afford to pay because of the pandemic—for example, because their hours were cut, their business closed, they were laid off, or they have extreme medical costs related to COVID-19.
- Tenants have a defense in court against these evictions.

TENANTS HAVE 7 DAYS AFTER RENT IS DUE TO NOTIFY THEIR LANDLORDS THAT THEY CANNOT PAY RENT.

- Tenants are encouraged to give notice in **writing**.
- Tenants must also provide **documentation** or a **signed statement** (self-certification) on the fiscal impact of COVID-19. Examples of documentation include notices of workplace or school closure, proof of medical care or quarantine, time cards, or paystubs.
- For help writing a letter to your landlord, use the templates at dcba.lacounty.gov or www.norent.org.

WHAT HAPPENS WHEN THE MORATORIUM ENDS?

- After the moratorium is lifted, tenants have **12 months** to make up any rent they couldn't pay during the moratorium. Landlords and tenants are encouraged to agree to a repayment plan.
- Landlords may not charge **interest** or **late fees** on rent that was unpaid during the moratorium.

WHEN IS THE MORATORIUM EFFECTIVE?

- The order was passed March 19, 2020.
- It applies retroactively to **March 4, 2020**.

WHEN DOES THE MORATORIUM END?

- The order has been extended until **July 31, 2020**, and may be extended again on a monthly basis.
- Get updates at dcba.lacounty.gov/noevictions or check HRC's [Guide to COVID-19 Tenant Protections](#).

CA COURTS HAVE HALTED EVICTIONS

- Landlords can still file eviction actions (Unlawful Detainers), but tenants do not have to respond until after the rule is lifted, which will be 90 days after California's State of Emergency ends.
- Use this time to seek **legal assistance** to help you file a response or prepare a defense.
- When court proceedings resume, you must **appear in court** on your scheduled date.

Contact HRC:
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