

# LONG BEACH'S NEW COVID-19 TENANT PROTECTIONS

**If you are a tenant who has been impacted by COVID-19** (reduced wages or income, loss of work, increased medical costs) and are unable to pay all or part of your rent, you have **new protections and obligations that can protect you from eviction:**

- These new protections are retroactive to March 4, 2020 and last through May 31, 2020
- **If you are unable to pay some or all of your rent, you must notify the landlord before the expiration of your 3 Day Notice with the following:**
  1. You have had a substantial reduction in income and/or increase in medical costs; AND
  2. You must also send your landlord supporting documentation of your decrease in income and/or increase in medical costs.

**If you comply with #1 and #2** above in a timely manner, your landlord cannot evict you for nonpayment of rent or charge you for late fees. If you are served with an unlawful detainer (**eviction**) lawsuit, you will still need to file a responsive answer with the court, but you will have defense with this new law.

When the eviction moratorium ends on May 31, 2020, your landlord must give you 6 months to pay back rent owed. You must work out a payment plan with your landlord so all of your back rent owed is paid by November 30, 2020.

The Housing Authority of the City of Long Beach also passed a moratorium on Section 8 terminations from March 4 - May 31, 2020 for non-payment of rent.



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