The Los Angeles County Board of Supervisors voted unanimously Tuesday June 22, 2021 to extend the rent eviction moratorium through September 30, 2021. The board also highlighted the need to begin phasing out protections and pressing tenants to apply for available state and local rent relief -- to support struggling mom and pop landlords.

The local moratorium applies where it does not overlap with state protections for residential tenants unable to pay rent due to COVID-19-related financial stress. It covers commercial evictions, no-fault evictions and prohibits ousting tenants for unauthorized occupants, pets and other nuisances.

The motion was ultimately passed with multiple amendments, including a call for county lawyers and staffers to report back on the ability to make protections conditional on good-faith efforts to apply for rent relief.

**Residential tenants**

What protections does the County’s Moratorium include for residential tenants and mobile home space renters (“Tenants”)?

Prohibits evictions for:

- Nonpayment of rent due to COVID-19 related financial hardship;
• Failure to repay unpaid rental debt accrued during the Moratorium under the terms of a payment plan;
• No-fault reasons, including but not limited to, substantial remodels or demolition of property, except where a Landlord who owns a single-family home intends to move into the home for their or their family member’s use as their principal residence;
• COVID-19 related violations due to unauthorized occupants or pets;
• Nuisance; or
• Denying entry to a landlord

Prohibits rent increases or new pass-throughs for:
• Rent-stabilized units in unincorporated Los Angeles County subject to Chapter 8.52.050 of the County Code and
• Mobile home spaces subject to Chapter 8.57.050 of the County Code.

Prohibits imposing or charging late fees, interest, and any related charges for unpaid rent accrued during the Moratorium Period. (Note: Prohibition against late fees, interest, or other charges does not apply to residential tenants between October 1, 2020 and June 30, 2021.)

Prohibits a landlord from applying a payment to any other rental obligation except the current month’s rent, unless the tenant agrees otherwise.

Commercial Tenants

What protections does the Moratorium include for commercial tenants (“Tenants”)?

The County’s Moratorium prohibits evictions for nonpayment of rent due to financial impacts related to the COVID-19 pandemic.

The County’s Moratorium is not a cancellation of unpaid rent during the Moratorium. Tenants with nine (9) or fewer employees will have up to twelve (12) months following the end of the Moratorium to repay any past due payments. Tenants with ten (10) or more, but no more than one hundred (100), employees will have up to six (6) months following the end of the Moratorium to pay back any past due rent in equal payments, unless prior arrangements have been made with the landlord.

Tenants are responsible for providing notice to their landlord if they are unable to pay rent due to financial impacts related to the COVID-19 pandemic. Landlords must accept a Tenant’s self-certification as a valid form of notice from Tenants with nine (9) employees or fewer (See below for documentation requirements for Tenants with more than nine (9) employees). Landlords are prohibited from harassing or intimidating Tenants that exercise their rights under the Moratorium.
Tenants and landlords are encouraged to work out a payment plan during and after the termination of the Moratorium.

For more information:
- The Los Angeles County Board of Supervisor's Motion
- Los Angeles County Consumer and Business Affairs Eviction Moratorium Revised Guidelines
- Los Angeles County Consumer of Business Affairs Eviction Moratorium FAQ for Residential tenants: [English][Spanish]
- Los Angeles County Consumer of Business Affairs Eviction Moratorium FAQ for Commercial tenants: [English][Spanish]

**Governor Gavin Newsom is Proposing to Pay Off Rent from the Pandemic**

Gov. Gavin Newsom says California will pay off all the past-due rent that accumulated in the nation’s most populated state because of the fallout from the coronavirus pandemic, a promise to make landlords whole while giving renters a clean slate.

California residents are eligible for rent coverage if they make less than the median income of their area and can prove that they faced hardship as a result of the pandemic.

Newsom first proposed the plan in May, saying the state would allocate $5.2 billion of its federal coronavirus aid to pay off past rent, in addition to several month’s future rent. The State of California got more than $27 billion from the American Rescue Plan, which passed Congress in March - and is enjoying an unexpected budget surplus boosted in part by capital gains tax revenues from wealthy California residents. California also received a combined $4.7 billion in federal funds allocated specifically for rental assistance from the American Rescue Plan and the economic relief package Congress passed in December.

California’s rent payments are part of Newsom's larger $100 billion economic stimulus plan proposed in May. It includes $12 billion to combat homelessness by providing hotel and motel rooms for the homeless, among other initiatives.
For more information about California’s Rent Relief Program, please click [HERE](#).

**Industry Links**

*Carnival to resume cruises out of Long Beach for vaccinated passengers*

*Tickets going on sale Monday for Acura Grand Prix of Long Beach’s return*

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