



JULY 2022

California Eviction Protections End Leaving Thousands of Renters Vulnerable to Displacement

CES in the News

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As June 30 turned into July 1 thousands of California households still waiting in line for state rent relief program payments were left unprotected from eviction.

However, the City of Los Angeles eviction protections will continue and there are still protections in place for tenants in some counties, including Los Angeles County.

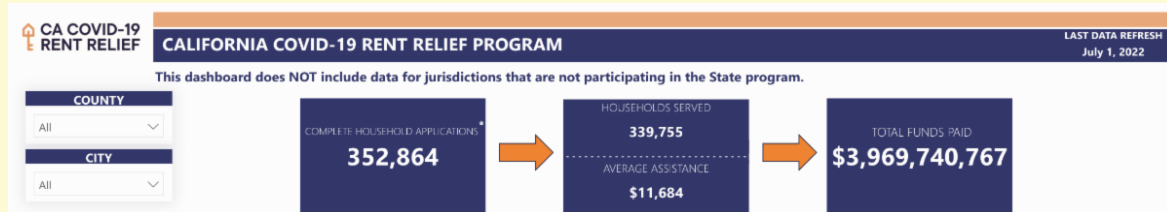
Since September 2020, state law protected tenants who were unable to pay rent due to COVID-19 from eviction. Those tenants can now be brought to court by their landlords.

The rent relief program has paid nearly 340,000 households an average of \$11,000 totaling nearly \$4 billion, according to the state's public data dashboard. Checks will soon be on their way to about

16,000 households.

The LA Times reported that of the 404,313 household applications received, the department has so far processed 329,327, according to the state's rent relief dashboard.

Because the state failed to process 18% of the applications by June 30, the thousands with pending application no longer have eviction protection which their applications are determined.



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City of Los Angeles COVID Eviction Protections Now in Effect

In the City of Los Angeles, tenants cannot be evicted before the expiration of the City's Emergency Declaration. The City's Emergency Declaration is still in effect and will continue to be effective until further notice. The City of Los Angeles ordinance protects tenants that have unpaid rent due to COVID-19 up to 12 months following the end of the Declaration of Local Emergency, or until August 1, 2023, whichever date comes first.

1. No owner can evict a residential tenant for nonpayment of rent if the tenant is unable to pay rent due to circumstance related to the COVID-19, such as:

- Loss of income due to workplace closure or reduced hours due to COVID
- Loss of income or increased child care expenditures due to school closures
- Health care expenditures stemming from COVID-19 infection of the tenant or a member of the tenant's household who is ill with

COVID-19

- Reasonable expenditures stemming from government ordered emergency measures.
 - *"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 12 months following the expiration of the local emergency to repay any back rent due. On March 30, 2020, the City Council extended the repayment period from 6 to 12 months.
2. No property owner shall exercise a No-fault Eviction during the Local Emergency Period. No-Fault evictions means those not based on an alleged fault of the tenant.
 3. No property owner may withdraw an occupied residential unit from the rental housing market under the Ellis Act.
 4. For 12 months after the expiration of the Local Emergency Period, a copy of the Protections Notice must be provided, when the property owner intends to issue an eviction notice.
 5. Landlords may not evict tenants due to the presence of unauthorized occupants, pets or nuisance related to COVID-19.
 6. Landlords may not charge interest or late fees on unpaid rent due to COVID
 7. Landlords that violate this law can be sued by the tenant in a civil proceeding, only after the tenant provides a written notice to the landlord of the violation and allows the landlord 15 days to comply.

Landlords are required to give written notice of the renter



County of Los Angeles COVID Eviction Protections Now in Effect

Eviction Protections for residential tenants and mobilehome space renters continued through December 31, 2022:

- Rent increase freeze (including new pass-throughs or related charges) for rent-stabilized units only in unincorporated areas of the County
- Protections against evictions for:
 - No-Fault eviction reasons (except for qualified Owner Move-in);
 - Nuisance;
 - Unauthorized occupants or pets.
- Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.
 - Personal guarantee protection for smaller (0-9 employees) commercial tenants

Eviction protections for nonpayment of rent due to a COVID-19 financial hardship, including self-certification to establish affirmative defense, only for households with income at or below 80% Area

Median Income (AMI) for rent incurred on or after July 1, 2022.

Lifts the following protections:

- Protections against eviction for denying entry to landlord, except when the entry constitutes harassment
- Owner Move-Ins:
 - Removes the purchase date (6/30/2021) requirement; and Requirement that tenants not be financially impacted by COVID-19 for Owner Move-Ins to be allowed

To qualify, tenant household incomes cannot exceed the amounts listed below:

Household Size	1	2	3	4	5	6	7	8
80% of AMI	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950	\$110,550	\$118,200	\$125,800

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**The County Protections are in effect
in the City of West Hollywood.**

Phase II

(June 1, 2022 – December 31, 2022)

Eviction protections for residential and mobilehome space renters:

- Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges
- Protection from evictions for:
 - No-Fault evictions reasons, except for qualified Owner Move-in Evictions ¹
 - Nuisance
 - Unauthorized occupants or pets

Anti-harassment and retaliation protections for all residential, mobilehome space renters and commercial tenants.

For commercial tenants with 9 or fewer employees: Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.

Effective July 1, 2022** - Eviction protections for nonpayment of rent, including self-certification to establish affirmative defense, for households with income at or below 80% Area Median Income (AMI) ONLY ³ due to COVID-19 financial hardship for rent incurred on or after July 1, 2022.

Effective June 1, 2022:

Purchase property date (6/30/2021) requirement for owner move-ins.

Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.

Denying entry to landlord, except when entry constitutes harassment.



KNOW YOUR TENANT RIGHTS!

ATTENTION ALL RENTERS!

***Attend the
Coalition for Economic Survival
Tenants' Rights Zoom Clinic***

To sign up for the next [Coalition for Economic Survival](#)

Tenants' Rights Clinic via ZOOM
Request a Link by emailing:
HelpingLRenters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian, Farsi & Hebrew speakers are provided.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renter
To request a link to register for any Clinic email:
HelpingLRenters@gmail.com.



KNOW YOUR RIGHTS

COALITION FOR ECONOMIC SURVIVAL
TENANTS' RIGHTS CLINIC



RENTER RIGHTS

EVERY SATURDAY
AT 10:00 AM



Email: HelpingLRenters@gmail.com

to Request a Link to Register for Clinic

Serving All LA Area Tenants

Language Accommodations for Spanish, Russian, Farsi & Hebrew

[TO REGISTER > CLICK HERE](#)

SUPPORT THE WORK OF THE COALITION FOR ECONOMIC SURVIVAL

SUPPORT OUR WORK: CLICK HERE TO
DONATE TODAY!

- * Secure tenants' rights**
- * Preserve existing affordable housing**
- * Prevent tenant displacement**

Show your support for CES' work by making a Donation Now!

The economic justice victories that CES has won over the years such as rent control in the cities of Los Angeles and West Hollywood, creating the city of West Hollywood and winning numerous laws to combat slum housing, secure tenants' rights and preserve affordable housing has only been possible with the generous financial support from people like you. 2022 marked CES' 49th Anniversary year. Help make it another year of victories by clicking here to donate now.

With us all facing this pandemic that threatens us both health-wise and economically, CES has committed to continue providing tenants with information and assistance on their rights. Clearly, COVID-19 has made this commitment extremely challenging. It is why we need your financial support more than ever. We will persist!

Join CES, Donate to CES TODAY!

DONATE NOW: \$3

DONATE NOW: \$5

DONATE NOW: \$10

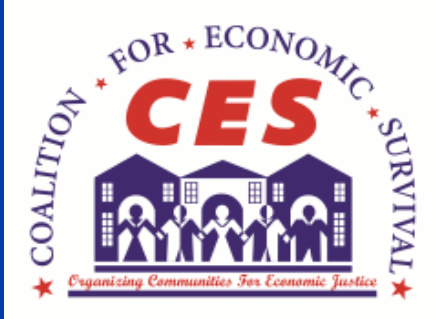
DONATE NOW: \$25

DONATE NOW: \$50

DONATE NOW: \$100

**Coalition for Economic
Survival**

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