

CALIFORNIA STATE ORDERS

Statewide Residential Eviction Moratorium: <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20.pdf>

California Shelter in Place Order: <https://covid19.ca.gov/img/Executive-Order-N-33-20.pdf>

California Exempt Workers: <https://covid19.ca.gov/img/EssentialCriticalInfrastructureWorkers.pdf>

COUNTY

COUNTY	EVICTION MORATORIUM/RENT DEFERRAL ACTIONS	TIME PERIODS IN EFFECT
Alameda	<p>Applies to both incorporated and unincorporated parts of Alameda County.</p> <p>Residential: Tenants or homeowners are exempted from eviction for failure to pay rent during the applicable period. Violation of the ordinance is an affirmative defense. Landlords must provide specific notice to tenants, as set forth in the Order, and affected tenants must provide documentation to landlords or lenders within 15 days following receipt of notice of failure to pay rent. No late fees, fines or interest are permitted to be charged on past due rent.</p> <p>https://www.acgov.org/cda/hcd/documents/Item6.4Ordinance.pdf</p> <p>Commercial: None</p>	<p>March 24, 2020 through 30 days following expiration of Local Health Emergency</p>
Contra Costa	<p>Residential: No residential tenant may have their tenancies terminated for a failure to pay rent if that failure is directly related to a loss of income or medical expenses associated with COVID-19, or any governmental response. Tenants must demonstrate this loss of income by documentation or other objectively verifiable means. Tenants must notify landlords prior to the date rent is due or within a reasonable time thereafter, not to exceed 14 days. All termination notices must contain the reason for termination of the tenancy and include a notice of tenant's rights. Tenants must respond within 14 days of receiving notice if they qualify. No late fees may be charged for past due rent. No rent increases may occur through July 15 unless they are scheduled increases based on leases entered into prior to March 16, 2020. Tenants shall have 120 days following the expiration of the Order to repay back due rents.</p> <p>Commercial: Qualified tenants may not have their tenancies terminated for a failure to pay rent if that failure is directly related to a loss of income associated with COVID-19, or any governmental response. Tenants must demonstrate this loss of income by documentation or other objectively verifiable means. Tenants must notify landlords prior to the date rent is due or within a reasonable time thereafter, not to exceed 14 days. All termination notices must contain the reason for termination of the tenancy and include a notice of tenant's rights. Tenants must respond within 14 days of receiving notice if they qualify. No late fees may be charged for past due rent.</p> <p>All businesses shall have until at least July 31 to repay April and May rent (if unpaid), while qualified small businesses shall have their rent moratorium extended through July 15 and have 120 days thereafter to repay back due rent. A qualified small business shall be a non-profit organization or business where (a) the business and any affiliate be less than 100 total employees, (b) not be dominant in its industry, (c) the principal office and officers are domiciled in California, and (d) average gross receipts for the prior three years are less than \$15 million.</p> <p>http://64.166.146.245/docs/2020/BOS/20200526_1602/42006_urgency%20ordinance%20continuing%20eviction%20moratorium%20-%20draft2.pdf</p>	<p>Residential: April 21, 2020 - July 15, 2020</p> <p>Large Commercial Tenant: April 21, 2020 - May 31, 2020</p> <p>Qualified Small Business Tenant: April 21, 2020 - July 15, 2020</p>

Los Angeles	<p>Residential and Commercial: Tenants cannot be evicted for: (1) nonpayment of rent, late charges, or any other fees accrued if tenant demonstrates an inability to pay due to financial impacts related to COVID-19, the state of emergency regarding COVID-19, or following government-recommended COVID-19 precautions, and tenant provided notice to landlord within 7 days after the date that rent was due; or (2) reasons amounting to a no-fault eviction under County Code, unless necessary for health and safety reasons. Tenants have up to twelve months following termination of the Executive Order to pay landlord any back-due rent. Applies to all jurisdictions in LA County, except those cities that have enacted their own eviction moratoria.</p> <p>https://covid19.lacounty.gov/wp-content/uploads/19032020HP_MFP_M577143825.pdf</p> <p>http://file.lacounty.gov/SDSInter/bos/supdocs/145198.pdf#search=%22moratorium%20eviction%22</p>	<p>March 4, 2020 - June 30, 2020.</p>
Napa	<p>Residential: None</p> <p>Commercial: None</p>	
Marin	<p>Applies to both incorporated and unincorporated parts of Marin County.</p> <p>Residential and Commercial: No eviction action may be taken against a tenant provided that the tenant has given notice to a landlord within 30 days of a then-due rent payment that it cannot pay rent as a result of COVID-19. Within 7 days following written notice from tenant to landlord, tenant shall provide the landlord with documentation showing why it is unable to pay rent. Upon receipt of notice, landlords may not seek an eviction order for a failure to pay rent. Other defaults, however, are exempted. Any notice of termination must include specific language as set forth in the ordinance. Residential tenants shall have up to 90 days to repay past due rent following expiration of the ordinance. No late fees may be charged.</p> <p>https://marin.granicus.com/MetaViewer.php?view_id=33&clip_id=9971&meta_id=1055350</p> <p>http://marin.granicus.com/DocumentViewer.php?file=marin_083ca18d810ddeb0613f7ea4f8527229.pdf</p>	<p>Residential: March 24, 2020 - June 30, 2020</p> <p>Commercial: March 24, 2020 - May 31, 2020</p>
San Bernardino	<p>Residential and Commercial: Authority of landlords to commence evictions in the unincorporated area of the County for the following reasons is suspended through April 30, 2020: (1) basis for the eviction is non-payment of rent or foreclosure arising out of a substantial decrease in income or substantial out-of-pocket medical expenses; and (2) decrease in income or out-of-pocket medical expenses was caused by COVID-19 or government response to COVID-19, and is documented.</p> <p>https://sanbernardino.legistar.com/View.ashx?M=F&ID=8220388&GUID=A2B1E0F6-3731-437D-93E0-F107B6008725</p>	<p>March 24, 2020 – April 30, 2020, unless extended or otherwise terminated</p>
San Francisco	<p>Residential: No eviction of tenants if: (1) rent payment was due on or after March 13, 2020; and (2) residential tenant has provided notice to landlord within 30 days after the rent due date of tenant's inability to pay due to financial impacts of COVID-19. Within one week of notifying landlord of tenant's inability to pay, tenant must provide documentation or other verifiable information supporting tenant's claim. Tenants have up to six months after expiration of the Order to repay back-due rent. Landlord may request documentation of tenant's ongoing inability to pay, and the tenant shall pay if able to do so, but tenant's failure to timely respond to a follow-up request for documentation will not invalidate the six-month extension period. There is also a moratorium on attempts to recover possession from tenants if the effective date of the notice of termination falls within 60 days after the date the Order expires or is terminated.</p> <p>https://www.sftu.org/wp-content/uploads/2020/03/SupplementalDeclaration2_03132020_stamped.pdf</p> <p>https://www.sftu.org/wp-content/uploads/2020/03/032320_FifthSupplement.pdf</p>	<p>Residential: March 13, 2020 - May 22, 2020</p> <p>Commercial: March 17, 2020 - June 16, 2020</p>

	<p>Commercial: Commercial tenants with less than \$25MM in 2019 gross receipts that cannot make a rent payment due on or after March 17, 2020, may not be evicted without landlord providing notice and opportunity to cure. Landlord's notice must specify a cure period of at least one month, but the Mayor encourages landlords to offer a longer cure period. Upon receipt of notice, Tenants will have the cure period to either: (1) pay the rent; or (2) provide documentation showing tenant's inability to pay due to a financial impact related to COVID-19. If tenant still cannot pay and provides additional notice and documentation to landlord, the cure period will be extended by one month to discuss a payment plan. If parties cannot agree to a payment plan, then tenant shall, prior to the expiration of the cure period: (a) pay the rent that is due, or (b) provide additional documentation of its continued inability to pay rent due to COVID-19, in which case the cure period will be extended by one month. Additional notices and extensions may continue for up to six months after the date the rent was originally due.</p> <p>Further clarification was provided that the moratorium applies to month-to-month tenancies and that while a Landlord may draw down on an existing security deposit, it may not request replenishment of, or increase the size of, said security deposit if a tenant is a qualified tenant under the moratorium.</p> <p>https://sfmayor.org/sites/default/files/Supplement_v4_03182020_Stamped.pdf</p> <p>https://sfmayor.org/sites/default/files/Commercial_Eviction_Moratorium_Extension_05142020.pdf</p>	
<p>San Mateo</p>	<p>Residential: Applies to incorporated and unincorporated areas of San Mateo County. There shall have a moratorium on evictions through May 31, 2020 for non-payment of rent. Before completing any action, landlords must notify tenants using a form designed by the County specifying how much rent is owed, that rent is due unless tenant qualifies for an exemption and if tenant qualifies, and that tenant must notify and demonstrate to landlord within 14 days following receipt of landlord's notice that it cannot pay due to COVID-19 related difficulties. Upon the termination of the emergency order (May 31 or sooner if declared by the County), tenants shall have 90 days to repay any back due rent, except that if they still cannot pay at that time, tenants can provide additional notice and documentation to landlords to further extend the deadline by 30 days provided that the maximum amount of time to repay any back due rent is 180 days following the termination of the Order. If any action is begun to evict for non-payment by a landlord, upon receipt of notice and documentation from tenant, the action must stop until the end of the repayment period.</p> <p>https://sanmateocounty.legistar.com/View.ashx?M=F&ID=8453812&GUID=F2137D4F-C205-4CAD-B176-838E338B9678</p> <p>Commercial: This ordinance applies only to unincorporated areas of San Mateo County for the period starting on April 7, 2020 and ending on May 31, 2020 unless extended and only for commercial tenants who have less than \$2,500,000 in 2019 gross receipts, as defined in California Rev. & Tax Code §6012. Landlords may not evict qualified commercial tenants for a failure to pay rent so long as the tenant can demonstrate, with documentation, a failure to pay its full rent when due based on a decrease in net business income resulting from the impact of COVID-19. Prior to taking any eviction action, a landlord must provide written notice, which may be by e-mail or text, to a qualified tenant of the ordinance in a form approved by the San Mateo County Manager, which form must include at minimum: (i) the amount of Rent due; (ii) that all Rent is due unless the tenant can show it qualifies under the ordinance; and (iii) any such documentation must be delivered to landlord as soon as is reasonably practicable. A tenant's response that is within 14 days following receipt of landlord's notice is deemed reasonable. Any failure by a landlord to abide by the ordinance shall render void any tenancy termination and eviction action. Qualified tenants are still obligated to pay rent, and must pay that portion of rent it is able to pay when otherwise due.</p> <p>Qualified tenants shall have up to 180 days following expiration of the ordinance to pay all back due rent. Tenants are expected to pay within 90 days following expiration of the ordinance, but may provide additional notice and documentation to a landlord every 30 days to extend the cure period up to a maximum of 180 days. No late fees may be charged to a qualified tenant, but interest is not excluded.</p>	<p>Residential: March 24, 2020 - June 30, 2020</p> <p>Commercial: April 7, 2020 - June 30, 2020</p>

	<p>Note: All eviction notices for non-payment of rent delivered prior to the ordinance which have not yet expired shall automatically be stayed and shall be deemed delivered on the day following the termination of the ordinance.</p> <p>https://sanmateocounty.legistar.com/View.ashx?M=F&ID=8453816&GUID=C2452CD9-045F-46CB-82D9-1A367F37E27C</p>	
Santa Barbara	<p>Residential and Commercial: Owners may not terminate a tenancy for failure to pay rent if tenant demonstrates that the failure is directly related to a substantial loss of income or substantial out-of-pocket medical expenses associated with COVID-19 or a government response to COVID-19. Tenant must provide owner with written notice and demonstrate through documentation that tenant has suffered substantial loss of income from: (i) job loss; (ii) layoffs; (iii) reduction in hours of work; (iv) store, restaurant, office, or business closure; (v) substantial decrease in business income caused by reduction in opening hours or consumer demand; (vi) need to miss work to care for home-bound school-age child or family member infected with coronavirus; or (vii) other similarly-caused loss of income resulting from the pandemic; or tenant has suffered substantial out-of-pocket medical expenses related to the pandemic.</p> <p>https://santabarbara.legistar.com/View.ashx?M=F&ID=8223242&GUID=1D96FC4D-1B9B-41EB-9517-9ABC19C982F8</p>	March 24, 2020 - until the earlier of May 31, 2020, or termination of the local healthy emergency proclamation
Santa Clara	<p>Applies to all incorporated and unincorporated areas in Santa Clara County.</p> <p>Residential: any tenant in Santa Clara County who can demonstrate that they have received a notice of eviction or similar action for failure to pay rent, and that such a failure is related to a substantial loss of income or substantial out-of-pocket medical expenses resulting from the 2020 COVID-19 pandemic or any local, State, or federal government response to the pandemic. The moratorium applies for eviction actions resulting from both rent failure and any no-fault cause as defined in CA Civ. §1946.2(b)(2)</p> <p>Commercial: Same moratorium as residential, but to be "commercial real property", the real estate must be used for business purposes and the business must meet the definition of a small business <u>in its industry</u> as defined by the US Small Business Association.</p> <p>Both: Upon expiration of Order, tenants have 120 days to pay back rent.</p> <p>https://www.mv-voice.com/news/reports/1585085000.pdf</p> <p>http://sccgov.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=202404&MeetingID=12764</p>	March 24, 2020 - August 31, 2020
Santa Cruz	<p>This ordinance only applies to unincorporated parts of Santa Cruz County.</p> <p>Residential and Commercial: No eviction action may be taken against a tenant for non-payment of rent provided that the tenant can provide objectively verifiable proof that it has suffered a substantial loss of income or out-of-pocket medical expenses as a result of COVID-19. There is no notice requirement from either the landlord or tenant, so this appears to be an affirmative defense to any potential eviction action taken by a landlord for non-payment of rent.</p>	March 24, 2020 - May 31, 2020
Solano	<p>Residential and Commercial: No landlord may commence an unlawful detainer action for rent that became due for 90 days following the March 4 California State of Emergency was issued. It shall also be a defense to any unlawful detainer action if there is a significant reduction in income or substantial increase in expenses due to COVID 19. No tenancy may be declined to be renewed without either party proposing a reasonable payment plan, as defined in the ordinance. All notices served on a tenant demanding rent must include the required notice language as set forth in the ordinance. No late fees or penalties may be charged.</p>	March 4, 2020 - June 2, 2020

	<p>Residential tenants may terminate a lease upon 30 days' notice if the tenant can show for cause that it cannot pay rent as a result of COVID-19, including loss of income.</p> <p>http://solano.legistar.com/gateway.aspx?M=F&ID=923a3309-286c-4dd0-91c6-3f408de544c9.docx</p>	
Sonoma	<p>Applies to all incorporated and unincorporated areas in Sonoma County.</p> <p>Residential: Ordinance provides tenants with an affirmative defense to any landlord eviction. No landlord may pursue an eviction action during the emergency period and for 60 days thereafter so long as a tenant can demonstrate that it has suffered substantial loss of income or substantial out-of-pocket medical costs resulting from COVID-19. A tenant must be able to provide proof of its inability to pay rent via documentation or other objectively verifiable means. Following the termination of the emergency period (set for June 2, 2020), tenants shall have 60 days to repay back rent.</p> <p>https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=4400248&GUID=A163D704-E675-401E-B3CB-FDAA3D9F69E6&Options&Search</p> <p>Commercial: None</p>	March 24, 2020 - June 2, 2020
Ventura	<p>Applies to unincorporated county land only.</p> <p>Residential and Commercial: No evictions for a failure to pay rent shall occur so long as a tenant, within 30 days following a rent due date, has provide notice and documentation to landlord showing a financial hardship as a result of COVID-19. All tenant notices must: (a) identify the tenant, property, and rent due date; and (b) include all documentation of financial hardship. Following receipt of tenant's notice and documentation, no unlawful detainer actions may be filed or prosecuted for non-payment of rent.</p> <p>No rent is abated and tenants are encouraged to make partial payments if possible.</p> <p>http://bosagenda.countyofventura.org/sirepub/cache/2/1jx0rgf0kunaaoa5nyzwsxg/146348104152020015953842.PDF</p>	Residential and Commercial: March 31, 2020 - May 31, 2020

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California Exempt Workers: <https://covid19.ca.gov/img/EssentialCriticalInfrastructureWorkers.pdf>

CITY		
CITY	EVICTIION MORATORIUM/RENT DEFERRAL ACTIONS	TIME PERIODS IN EFFECT
Agoura Hills	<p>Residential and Commercial: No landlord may evict or attempt to evict a tenant if: (1) basis for eviction is nonpayment of rent or foreclosure, arising out of a substantial decrease in income or substantial out-of-pocket medical expenses; and (2) the decrease in income was caused by the COVID-19 pandemic or any government response thereto, and is documented. Tenant needs to notify landlord within 30 days after the rent due date of lost income and inability to pay rent due to substantial impacts related to COVID-19, and documentation to support the claim. Tenant must pay back-due rent within 6 months of the termination of the local emergency. Landlords may not charge or collect a late fee for rent delayed for reasons stated in the Order.</p> <p>https://www.ci.agoura-hills.ca.us/home/showdocument?id=22443</p>	March 20,2020 until the sooner of May 31, 2020, or the expiration of the local emergency
Alameda	<p>Residential and Commercial: Established affirmative defense for eviction of residential tenants for non-payment of rent resulting from COVID-19, for notice to quit or pay rent served on or after March 1, 2020. Tenant must demonstrate that it or the tenant's household has suffered a Substantial Loss of Income, or that the tenant is sick with COVID-19 or caring for a household or family member who is sick with COVID-19. No late charges may be assessed. All amount of rent accrued from March 1, 2020 through 30 days following expiration of the local emergency order may be deferred, but tenant must specifically designate repayment of such rent as Deferred Rent, or else it shall be deemed to be a standard rent payment.</p> <p>"Substantial Loss of Income" for residential tenants means (1) a reduction of 20% or more of monthly gross pay, compared to tenant's average gross monthly pay during 2019; (2) extraordinary out-of-pocket medical expenses; or (3) extraordinary child care needs arising from closures relating to or resulting from COVID-19. "Substantial Loss of Income" for commercial tenants means (1) a reduction of 20% or more of monthly gross income, compared to tenant's average gross monthly income during 2019; (2) extraordinary business expenses relating to or resulting from COVID-19.</p> <p>http://alameda.legistar.com/gateway.aspx?M=F&ID=c64f811a-f912-460c-8c35-f6c410733681.pdf</p>	<p>Eviction Actions: March 1, 2020 - 210 days following expiration or rescission of declaration of local emergency by the City of Alameda</p> <p>Rent Deferral: March 1, 2020 - 30 days following expiration or rescission of declaration of local emergency by the City of Alameda</p>
Albany	<p>Residential: Landlord cannot evict tenant for nonpayment of rent if tenant, within 30 days after the rent is due, notifies the landlord in writing of lost income and inability to pay due to financial impacts related to COVID-19, and provides documentation to support the claim. Tenant must repay back-due rent within 6 months of the expiration of the local emergency. Landlords may not charge or collect late fees for rent delayed for the reasons in the ordinance.</p> <p>Commercial: Landlord cannot evict a tenant for nonpayment of rent if tenant demonstrates that the tenant's business is subject to the orders set forth in Section 1 of the Order to close as a business that is not an "essential business", or is otherwise limited or closed (voluntarily or by mandate) to prevent or reduce the spread of COVID-19 and tenant demonstrates lost income and inability top ay rent as a result of such limitation or other</p>	March 26, 2020 - May 31, 2020

	<p>financial limitation of COVID-19. Tenant must notify Landlord within 30 days after the rent is due of tenant's inability to pay, with appropriate supporting documentation. If tenant suffers a partial loss of income, then tenant must pay the pro-rated share of its rent that corresponds to the income it generated. Tenant must pay back-due rent within 6 months after the expiration of the local emergency. Landlords may not charge or collect late fees for rent delayed for the reasons in the ordinance.</p> <p>In addition, commercial landlords may not collect rent increases provided in the lease if the tenant demonstrates that the tenant's business is subject to the orders in Section 1, or is otherwise limited or closed to prevent or reduce the spread of COVID-19. The moratorium on rent increases does not apply if the unit or property is exempt from local rent control pursuant to state law. Tenants must pay the unpaid increased rent within 6 months after expiration of the local emergency. Landlords may not charge or collect late fees.</p> <p>https://www.albanyca.org/home/showdocument?id=44174</p>	
Alhambra	<p>Residential and Commercial: Landlords cannot evict a tenant for nonpayment of rent if tenant demonstrates inability to pay rent due to financial impacts of COVID-19. Tenant must notify landlord within 7 days after rent is due and provide documentation, to the extent available, of inability to pay rent due to financial impacts of COVID-19. Tenants must repay back-due rent within 6 months of the later of May 31, 2020, or the date on which an extension of the moratorium expires. Landlord may not charge or collect late fees for rent payments delayed due to financial impacts of COVID-19.</p> <p>https://drive.google.com/file/d/1XxAiBDLc9CTnFGqiKHKN1m83CJI8cfx-/view</p>	March 4, 2020 - expiration of emergency period
Anaheim	<p>Residential and Commercial: Landlords cannot evict a tenant for nonpayment of rent if tenant demonstrates an inability to pay rent due to COVID-19, the state of emergency regarding COVID-19, or following government-recommended COVID-19 precautions. Tenant must notify the landlord in writing before the day rent is due that tenant has a covered reason for delayed payment, provide landlord with verifiable documentation to support the claim, and pay the portion of rent that tenant is able to pay. Tenant has up to 120 days after the expiration of the ordinance to pay unpaid rent.</p> <p>On May 12, 2020, the City Council approved 5-2 to extend the emergency moratorium on eviction of commercial and residential tenants through June 30, 2020.</p> <p>https://local.anaheim.net/docs_agend/questys_pub/24729/24759/24761/25427/25429/ORD_6482.pdf</p>	March 24, 2020-June 30, 2020
Antioch	<p>Residential and Commercial: Landlords cannot evict tenant for nonpayment of rent if tenant provides written documentation evidencing tenant's inability to pay rent was caused by, or arises out of, a substantial decrease in income or sbustantial out-of-pocket medical expenses and such decrease in income or out-of-pocket medical expenses was caused by COVID-19 or a government response to COVID-19. Landlord knows of tenant's inability to pay if tenant, within 14 days after rent is due, notifies landlord in writing of tenant's inability to pay and provides documentation to support the claim. Tenants get a 90 day grace period per month of arrears after expiration of the ordinance, to pay back-due rent, unless a state law provides for a longer repayment period, then the state law will apply.</p> <p>https://www.antiochca.gov/fc/community/covid-19/Ordinance-Moratorium-on-Evictions.pdf</p>	Applies to nonpayment eviction and UD action notices filed on or after March 16, 2020. Ordinance continues until May 31, 2020 or expiration of the local emergency or the Governor's proclamation, whichever is later.

Azusa	<p>Residential and commercial: Landlords cannot evict a "Small business Tenant" or "Residential Tenant" for nonpayment of rent if tenant demonstrates inability to pay rent due to financial impacts related to COVID-19. "Payback Period" means, for Residential tenants, they must repay rent by December 31, 2020, and for Small Commercial Tenants, they must repay rent by October 31, 2020. "Small business Tenant" means a business that generates \$5,000,000 or less in annual taxable sales. Landlords cannot charge or collect late fees for rent payments that were unpaid due to financial impacts related to COVID-19 during the Payback Period.</p> <p>https://azusaca.gov/DocumentCenter/View/41908/Rent-Moritorium-Press-Release</p>	<p>March 16, 2020 - May 31, 2020, unless Governor extends the authority of cities to adopt eviction moratoria, in which case the Azusa order will continue automatically to the earlier of the Governor's extension or the date Azusa terminates the local emergency declaration.</p>
Baldwin Park	<p>Residential: Tenants may not be evicted for: (1) nonpayment of rent if tenant demonstrates inability to pay related to COVID-19, or (2) no-fault eviction unless necessary for the health and safety of tenants, neighbors or the landlord. Tenants must notify landlord in writing of inability to pay rent. Landlords may not charge or collect late fees for rent delayed for reasons stated in the ordinance.</p> <p>Commercial: None</p> <p>https://www.baldwinpark.com/online-documents/press-releases/2020/2093-city-of-baldwin-park-eviction-news-release/file</p>	<p>March 17, 2020 (indefinitely until end of local emergency)</p>
Berkeley	<p>Residential and Commercial: No eviction action may be taken against a tenant for non-payment of rent so long as a landlord has notice of a tenant's inability to pay. Notice of an inability to pay is satisfied upon written notice from tenant, along with documentation, that tenant cannot pay all or portion of the then due rent due to a substantial loss in income resulting from COVID-19 or any government response thereto. If tenant does not notify landlord and landlord begins an eviction proceeding, the landlord must provide notice to the tenant and tenant shall have at least three days, excluding weekends and holidays, to provide landlord with notice and documentation of its inability to pay the due and owing rent. A tenant failure to notify a landlord will not prevent tenant from asserting the COVID-19 defense in an unlawful detainer action. Upon expiration of the local emergency, landlords may seek to collect back rent. No guidance was provided if tenants will be able to have any cure period following the expiration of the local emergency</p> <p>https://www.cityofberkeley.info/Clerk/City_Council/2020/03_Mar/Documents/2020-03-17_Special_Item_02_Urgency_Ordinance_Adopting_BMC_-_Rev.aspx</p>	<p>March 17, 2020 (indefinitely until end of local emergency)</p>
Beverly Hills	<p>Residential and Commercial: Tenants may not be evicted for: (1) nonpayment of rent if the tenant demonstrates an inability to pay due to the financial impacts related to COVID-19; or (2) no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord. Tenants must provide landlord written notice within 30 days after the rent due date of tenant's inability to pay and documentation supporting the claim. Tenants have up to 6 months after expiration of the local emergency to pay unpaid rent.</p> <p>http://www.beverlyhills.org/cbhfiles/storage/files/296826135501737712/Ordinance20-O-2805revised.PDF</p>	<p>March 17, 2020 (indefinitely until end of local emergency)</p>
Burbank	<p>Residential and Commercial: No eviction of residential or commercial tenant if basis is nonpayment of rent or foreclosure arising from substantial decrease in income or substantial out-of-pocket medical expenses and such decrease in income or out-of-pocket medical expenses was caused by COVID-19 or any government response to COVID-19, and is documented. Tenants have until November 30, 2020 to repay back due rent. Tenants may use the protections as an affirmative defense in an unlawful detainer action. The protections do not apply to a commercial property leased by a tenant that is a multi-national company, a publicly traded company, or a company that is not eligible for the SBA's Paycheck Protection Program.</p> <p>https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=8995&meta_id=366200</p> <p>https://www.burbankca.gov/Home/ShowDocument?id=53379</p>	<p>March 17, 2020 - May 31, 2020.</p>

Camarillo	<p>Residential and Commercial: Tenants may not be evicted for nonpayment of rent if tenant demonstrates an inability to pay rent due to Financial Impacts related to COVID-19. "Financial Impacts" include substantial decrease in income, or substantial out-of-pocket medical expenses caused by the COVID-19 pandemic, or any government response to COVID-19, and is documented. Tenant must notify landlord in writing and provide documentation of inability to pay within 30 days after rent due date. Tenants have up to 120 days after the termination of the Order to pay back due rent.</p> <p>https://www.cityofcamarillo.org/City%20Manager/Trending/3-18-20%20EOC%20Director%20Order%20No.%2020-2%20Staying%20Evictions.pdf</p> <p>https://www.cityofcamarillo.org/City%20Manager/Trending/04-23-20%20Amended%20EOC%20Director%20Order%20No.%2020-2%20COVID-19%20Staying%20Evictions.pdf</p>	<p>March 18, 2020 - end of the local emergency period</p>
Concord	<p>Residential and Commercial: Tenants are obligated to notify landlords at least 7 days prior to the date any rent is due that they are unable to pay, followed up by documentation within 3 days following a rent due date showing why they cannot pay rent as a result of significant losses of income suffered from COVID-19. This documentation includes pay stubs, financial statements, and gross receipts. All tenants shall have 90 days per month of arrearage following the expiration of the ordinance to pay any back due rent (e.g. if two months of rent are deferred, a tenant shall have 180 days to repay). No late fees, interest or penalties may be charged.</p> <p>https://www.cityofconcord.org/DocumentCenter/View/4348/Urgency-Moratorium-Ordinance-3-25-20?bidId=</p>	<p>March 25, 2020 - May 31, 2020</p>
Costa Mesa	<p>Residential and Commercial: Landlord may not evict tenant if either: (1) rent is overdue for a period of 30 days or less and tenant notified landlord in writing that it is unable to pay rent due to COVID-19 Related Financial Impacts; or (2) rent is overdue for a period of 31 days or more and the basis for eviction is nonpayment of rent or foreclosure arising out of a substantial decrease in household or business income or substantial out-of-pocket medical expenses (the "COVID-19 Related Financial Impacts") and the decrease in income or the out-of-pocket medical expenses was caused by the COVID-19 pandemic or any government response to COVID-19, and such loss and increased expenses are documented. Tenant must notify Landlord within 30 days after rent is due and provide documentation in writing establishing substantial COVID-19 Related Financial Impacts. Tenant must repay back-due rent no later than 120 days after the expiration of the Term. Landlord may not charge or collect penalties or late fees for rent delayed for reasons under the order.</p> <p>https://www.costamesaca.gov/home/showdocument?id=41947</p>	<p>May 31, 2020 (indefinitely as long as the Governor's order remains in place)</p>
Culver City	<p>Residential: Tenant may not be evicted during the local emergency period if tenant shows an inability to pay rent due to circumstances related to COVID-19; provided, however, that tenants may be evicted where such eviction is necessary to address an imminent and objectively verifiable threat to health and safety of a member of tenant's household, residents of the rental property, or to the landlord or landlord's employees. Tenants have up to 6 months after expiration of the local emergency period to pay unpaid rent. Landlords may not charge or collect late charges or fees when rent is delayed for: (1) loss of income due to COVID-19 related workplace closure; (2) child care expenses due to school closures; (3) health care expenses related to being ill with COVID-19; (4) expenses or loss of income due to caring for a member of tenant's household ill with COVID-19; or (5) reasonable expenditures stemming from government-ordered emergency measures. Tenants have up to 12 months after the expiration of the Order to pay back-due rent. Landlords may not charge late fees on rent delayed during the period that the Order is in effect.</p> <p>Commercial: None</p> <p>https://www.culvercity.org/live/home-property/housing-services/interim-rent-control-measures</p>	<p>March 16, 2020 - August 31, 2020 or the end of the emergency period (whichever is sooner)</p>

<p>Davis</p>	<p>Residential: Landlord cannot evict tenant who provides written notice to landlord of inability to pay rent due to loss of income and financial impacts due to COVID-19 within 10 days after rent due date. Tenants must provide documentation of COVID-19 financial impacts within 30 days after the rent due date. Landlords cannot initiate a no-fault eviction unless immediately necessary because of a hazardous condition (not including any condition related to COVID-19). Tenant must pay the portion of rent that the tenant is able to pay, and tenant must repay back rent within six months after the expiration of the local emergency.</p> <p>Commercial: Landlord cannot evict tenant who provides written notice to landlord of inability to pay rent due to loss of income and financial impacts due to COVID-19 within 10 days after rent due date. Tenants must provide documentation of COVID-19 financial impacts within 30 days after the rent due date. Tenant must pay the portion of rent that the tenant is able to pay, and tenant must repay back rent within six months after the expiration of the local emergency.</p> <p>https://www.cityofdavis.org/city-hall/emergency-information/covid-19-novel-coronavirus-information</p>	<p>March 25, 2020 (indefinitely until the end of the emergency period).</p>
<p>East Palo Alto</p>	<p>Residential: All evictions served prior to and after March 26, 2020 which have not expired are subject to the moratorium. Landlords may not issue eviction notices and may not charge late fees on past due rent unless landlords have given tenants written notice of the ordinance and tenants have failed to respond within 30 days of receipt with documentation and an explanation why they cannot pay rent. Tenants must stay current on all rent after the state of emergency is terminated and will have 180 days following the end of the state of emergency to pay back due rent.</p> <p>https://www.ci.east-palo-alto.ca.us/documentcenter/view/4677</p> <p>Commercial: None</p>	<p>Residential: March 26, 2020 - May 31, 2020</p> <p>Commercial: None</p>
<p>El Cerrito</p>	<p>Residential and Commercial: No landlord may evict a tenant for nonpayment of rent if tenant demonstrates that the inability to pay rent is: (1) due to, or arising out of, a substantial decrease in income or substantial out-of-pocket medical expenses; and (2) such decrease in income or out-of-pocket medical expenses was caused by COVID-19 or a government response to COVID-19, and is documented in writing. Landlord knows of tenant's inability to pay if the tenant, within 30 days after the rent due date, notifies the landlord in writing of tenant's inability to pay and provides documentation to support the claim. Tenants must pay back-due rent within 6 months after the expiration of the ordinance, unless a state law is amended or adopted providing for a longer repayment period, in which case the state law will apply. Landlords may not charge or collect late fees for rent delayed for reasons stated in the ordinance.</p> <p>http://el-cerrito.org/DocumentCenter/View/14033/2020-03-Urgency-Temporary-Moratorium_ClerkCertified</p>	<p>March 16, 2020 – May 31, 2020, or the expiration of the local emergency of Governor's state of emergency, whichever is later.</p>
<p>El Monte</p>	<p>Residential and Commercial: Landlord may not evict Tenant for nonpayment of rent, if Tenant notified Landlord in writing before rent is due, or within a reasonable time thereafter not to exceed 30 days, that Tenant needs to delay all or a portion of the rent due to reasons related to COVID-19. With respect to commercial Tenants, the Tenant:(i) must be a commercial business entity or principal owner of a commercial business entity whose name appears on the lease occupied by the business entity; (ii) cannot be a corporation, LLC or LP whose business headquarters are located outside of the City or who is incorporated outside of California; and (iii) must be a "Non-Essential Business" within the meaning of the Safer at Home Order and was required to cease all commercial operations while order is in effect. Tenant must include verifiable documentation to support its claim of inability to pay rent. Tenants must repay back-due rent within 120 days after the end of the moratorium term. Landlord may not assess late fees or penalties for delay in rent payments.</p> <p>https://www.ci.el-monte.ca.us/DocumentCenter/View/3956/Urgency-Ordinance-No-2974?bidId=</p>	<p>April 7, 2020 (indefinitely until the expiration of Executive Order N-37-20, or any extension)</p>

Fresno	<p>Residential: No tenant may be evicted due to loss of income related to business closure, loss of hours or wages, layoffs, or out-of-pocket medical costs caused by COVID-19. Tenant must notify landlord of inability to pay rent and provide documentation within one week of tenant's notice to landlord. Tenants have up to six months after termination of the emergency declaration to repay back-due rent.</p> <p>Commercial: No tenant may be evicted for nonpayment of rent for tenants whose businesses are closed to prevent or reduce the spread of COVID-19. Tenant must notify landlord of inability to pay rent and provide documentation within one week of tenant's notice to landlord. Tenants have up to six months after termination of the emergency declaration to repay back-due rent.</p> <p>https://www.fresno.gov/wp-content/uploads/2020/03/Ord-2020-010-Adding-Section-2-514-to-the-Municipal-Code-Regarding-COVID-19-Pandemic-Emergency.pdf</p>	<p>March 19, 2020 - April 18, 2020, but may be extended by City Council for additional 30 day periods as long as the City's declaration of local emergency is in effect.</p>
Fullerton	<p>Residential and Commercial: Landlord may not seek to evict a tenant if: (1) basis for eviction is nonpayment of rent, or a foreclosure, arising out of a substantial decrease in household or business income related to COVID-19, or substantial out-of-pocket medical expenses (the "COVID-19-Related Financial Impacts"); and (2) the decrease in income or out-of-pocket medical expenses was caused by COVID-19 pandemic or any government response to COVID-19, and the loss of income and increased expenses are documented. Covid-19-Related Financial Impacts include: (a) substantial decrease in household income caused by layoffs or a reduction in the number of hours of work; (b) substantial decrease in business income caused by a reduction in operating hours or consumer demand; (c) substantial decrease in household or business income caused by compliance with a government recommendation to stay home, self-quarantine, or to avoid congregating with others; (d) substantial decrease in income due to child care needs arising from school closures; and (e) substantial decrease in income caused by tenant having COVID-19 or for caring for someone with COVID-19.</p> <p>Tenant must notify landlord in writing and provide documentation establishing substantial COVID-19-Related Financial Impacts within 30 days after the rent is due. Tenants must repay back-due rent no later than 180 days after the expiration of the Term.</p> <p>https://www.cityoffullerton.com/documents/Eviction%20Moratorium%20Ordinance%203279%20Final.pdf</p>	<p>March 26, 2020 - May 31, 2020 (indefinitely as long as the Governor's order remains in place)</p>
Garden Grove	<p>Residential and Commercial: No evictions and foreclosures due to nonpayment of rent or substantial decrease in income caused by layoff or reduction in compensable hours of work or substantial decrease in business income caused by reduction in opening hours or consumer demand or substantial out-of-pocket medical expenses caused by COVID-19 or a government response to COVID-19, which is documented. Moratorium does not relieve a tenant of the obligation to pay rent, nor restrict landlord's ability to recover rent due.</p> <p>https://gardengrove.novusagenda.com/AgendaPublic/AttachmentViewer.ashx?AttachmentID=4024&ItemID=2932</p>	<p>March 24, 2020 - May 31, 2020</p>
Glendale	<p>Residential and Commercial: Landlords may not file unlawful detainer action against a tenant if the tenant shows an inability to pay rent due to COVID-19. Deadline specified in CCP Section 1167 is extended for a period of 60 days for any tenant who is served, while the Governor's order is in effect, with a complaint that seeks to evict the tenant from a residence or dwelling for nonpayment of rent. Tenant must notify landlord in writing before the rent is due, or within a reasonable period of time afterwards not to exceed 7 days that tenant needs to delay payment of rent due to inability to pay due to reasons related to COVID-19. Tenant must retain verifiable documentation to support the tenant's claim, and the documentation may be provided to landlord no later than the time upon payment of back-due rent. Landlords may not charge or collect late fees or interest on unpaid rent. Commercial Tenants have up to six months after the expiration of the local emergency to repay back-due rent. Residential Tenants have up to 12 months after the expiration of the local emergency to repay back-due rent.</p> <p>https://www.glendaleca.gov/home/showdocument?id=55437</p> <p>https://www.glendaleca.gov/home/showdocument?id=55685</p> <p>https://www.glendaleca.gov/home/showdocument?id=57243</p>	<p>March 18, 2020 (indefinitely until end of local emergency period)</p>

Goleta	<p>Residential and Commercial: Landlord may not evict a tenant for nonpayment of rent if tenant demonstrates inability to pay rent due to financial impacts related to COVID-19. Landlord knows of tenant's inability to pay if, within 30 days after the rent due date, tenant notifies landlord in writing of lost income and inability to pay due to financial impacts related to COVID-19 and provides supportive documentation. Tenants must pay back-due rent within 6 months after expiration of the local emergency. Landlords may not charge or collect late fees for rent that is delayed for the reasons stated in the ordinance, nor may landlords seek rent that is delayed for the reasons stated in the ordinance through the eviction process.</p> <p>https://www.cityofgoleta.org/home/showdocument?id=23213</p>	<p>March 17, 2020 – for 60 days thereafter, subject to extension</p>
Inglewood	<p>Residential and Commercial: Landlord may not evict a tenant during the local emergency if: (1) basis for eviction is nonpayment of rent or foreclosure, arising out of a substantial decrease in income or substantial out-of-pocket medical expenses; and (2) decrease in income or out-of-pocket medical expenses was caused by COVID-19 or by a government response to COVID-19, and is documented. Tenants must pay back-due rent within 6 months after the termination of the local emergency or the state emergency, whichever is later.</p> <p>https://www.cityofinglewood.org/AgendaCenter/ViewFile/Item/8866?fileID=4348</p>	<p>March 4, 2020 - May 31, 2020</p>
Long Beach	<p>Residential and Commercial: Landlords may not take action to evict a tenant if: (1) the basis for eviction is nonpayment of rent which became due between March 4, 2020 – July 31, 2020, or a foreclosure, arising out of a substantial decrease in income, or substantial out-of-pocket medical expenses; and (2) the decrease in income or such out-of-pocket medical expenses was caused by COVID-19 or by a government response to COVID-19, and is documented and communicated to landlord. Tenant must notify landlord of inability to pay and provide documentation supporting its claim, before the expiration of the pay-or-quit notice. A tenant who receives a pay-or-quit notice on or after March 4, 2020 but before March 25, 2020 will provide the notification and documentation prior to the final adjudication of the eviction proceedings. Landlords may not collect late fees applying to rent delayed that is subject to the ordinance. Tenants have until July 31, 2021, to pay back-due rent; provided, however, that all of the delayed rent will become immediately payable if tenant fails to make a regular monthly payment after May 31, 2020, and such failure continues after the expiration of a pay-or-quit notice applicable to such payment.</p> <p>Landlords who deliver pay-or-quit notices between March 25, 2020 and May 31, 2020 must include the following language: "The City of Long Beach has declared a state of emergency in response to COVID-19. If you cannot pay your rent due to a loss of income or medical expenses resulting from COVID-19, you need to notify and provide supporting documentation to [provide owner or agent contact information] immediately. You may qualify for protections against eviction and you may have a right to delay your rent payment and to repay such delayed rent over a six-month period."</p> <p>http://longbeach.legistar.com/View.ashx?M=F&ID=8223122&GUID=07C91C1A-F651-4FE1-8A5A-03DC4056EC5E</p> <p>https://www.presstelegram.com/2020/05/26/long-beach-council-oks-coronavirus-eviction-ban-extension/</p>	<p>March 4, 2020 (except to the extent a tenant has surrendered possession of its premises or an eviction lawsuit has been finally adjudicated prior to March 25, 2020) – July 31, 2020</p>
Los Angeles	<p>Residential: Landlord cannot evict a tenant for non-payment of rent during the local emergency period if tenant is unable to pay due to circumstances related to COVID-19. Tenants have up to 12 months following expiration of the emergency period to repay back-due rent. Tenants and landlords may, but are not required to, prior to the expiration of the local emergency, or within 90 days of the first missed rent payment, mutually agree to a repayment plan. No-fault evictions are also prohibited during the local emergency period. Landlords cannot exercise an eviction during the local emergency period based on the presence of unauthorized occupants, pets or nuisance related to COVID-19. Landlords may not charge interest or late fees on rent not paid under the provisions of the order. Landlords must give written notice to tenants of the protections afforded by the order within 30 days of March 31, 2020. Failure to provide notice may result in penalties to the landlord. There is also a halt on rent increases on occupied rental units that are subject to the City's Rent Stabilization Ordinance from March 30, 2020 through 60 days after the expiration of the local emergency period.</p>	<p>March 4, 2020 (indefinitely, until the end of the local emergency, as declared by the Mayor)</p>

	<p>Commercial: Landlords may not evict a tenant during the local emergency period if tenant is unable to pay rent due to circumstances related to COVID-19. Tenants have up to 3 months following the expiration of the local emergency period to repay back-due rent. Landlords may not charge interest or late fees on rent not paid under the provisions of the order. The ordinance applies to "commercial real property", which is any parcel of real property developed and used either in part or in whole for commercial purposes. This does not include commercial real property leased by a multi-national company, a publicly traded company, or a company that employs more than 500 employees.</p> <p>http://clkrep.lacity.org/onlinedocs/2020/20-0147-S19_ORD_186585_03-31-2020.pdf</p> <p>https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200330MayorPublicOrderSuspendingRSORentIncreasesLA.pdf</p>	
Manhattan Beach	<p>Residential and Commercial: No landlord will endeavor to evict a tenant for: (1) nonpayment of rent if tenant demonstrates inability to pay due to financial impacts related to COVID-19; or (2) no-fault eviction unless immediately necessary for the health and safety because of the existence of a hazardous condition affecting other tenants, neighbors, or the landlord. Tenant must provide landlord with written notice of inability to pay and documentation supporting the claim within 30 days after the rent due date. Tenants must pay back-due rent within 6 months of expiration of the local emergency. Landlords may not charge or collect late fees for rent delayed for the reasons stated in the ordinance.</p> <p>https://www.citymb.info/home/showdocument?id=41886</p>	March 17, 2020 (indefinitely, for the length of the emergency period)
Mission Viejo	<p>Residential: No landlord may evict a tenant for: (1) nonpayment of rent if tenant demonstrates inability to pay due to financial impacts related to COVID-19; or (2) no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord. Landlords knows of tenant's inability to pay rent if the tenant, within 30 days after the rent due date, notifies the landlord in writing of lost income and inability to pay due to financial impacts related to COVID-19, and provides documentation to support the claim. Tenant must repay back-due rent within 6 months after the expiration of the ordinance. Landlords may charge or collect late fees six months after expiration of the ordinance if rent continues to be unpaid.</p> <p>Commercial: No landlord may evict a tenant for: (1) nonpayment of rent if tenant demonstrates inability to pay due to financial impacts related to COVID-19, or (2) no-fault eviction unless necessary for health and safety of tenants, neighbors, or the landlord. Landlord knows of tenant's inability to pay if the tenant, within 30 days after the rent due date, notifies landlord in writing of lost income and inability to pay due to financial impacts related to COVID-19, and provides documentation to support the claim. Tenant must repay back-due rent within 6 months after expiration of the ordinance. Landlords may charge or collect late fees six months after expiration of the ordinance if rent continues to be unpaid.</p> <p>https://cityofmissionviejo.org/sites/default/files/City-Council-Ord-20-337-Prohibiting-or-Limiting-Residential-and-Commercial-Evictions.pdf</p>	March 21, 2020 – May 31, 2020

<p>Monrovia</p>	<p>Residential: No landlord may evict a tenant for: (1) nonpayment of rent, late fees or other charges if landlord knows tenant is unable to pay due to financial impacts related to COVID-19; or (2) no-fault eviction unless immediately necessary for health and safety of tenants, neighbors, or the landlord, other than based on the illness of the tenant or any other occupant of the residential rental unit. Landlord knows of tenant's inability to pay rent if the tenant, within 7 days after the rent due date, notifies landlord in writing of financial impacts related to COVID-19 and inability to pay rent, late charges, or other fees due to financial impacts, and within 30 days after rent due date, provides written documentation supporting tenant's claim. Tenant must also supply to landlord within 30 days after rent is due documentation to show that the tenant has applied for unemployment payments and other applicable state and federal aid programs. No landlord will take action to evict a tenant solely because tenant is unable to provide adequate documentation of financial impacts related to COVID-19 within the time provided by the ordinance if tenant is unable to contact tenant's employer or other source of income and continues to make good faith efforts to do so. Tenants must timely pay the portion of rent that tenant is able to pay. Tenant must pay back-due rent within 6 months after the expiration of the local emergency. 6 months after the end of the local emergency, if rent continues to be unpaid, landlord may charge or collect late fees for rent that is delayed for reasons stated in the ordinance. No late fees may be charged during the period of the local emergency or for 6 months thereafter.</p> <p>https://www.cityofmonrovia.org/home/showdocument?id=22395</p> <p>Commercial: During period of local emergency, no landlord may evict a tenant for: (1) nonpayment of rent, late fees or other charges, if tenant demonstrates inability to pay due to financial impacts related to COVID-19; or (2) no fault eviction unless immediately necessary for health and safety of tenants, neighbors, or landlord, other than based on illness of tenant or any other occupant. Landlord knows of tenant's inability to pay rent if the tenant, within 7 days after rent due date, notifies landlord in writing of lost business income or incurred extraordinary expenses related to COVID-19 and is unable to pay full rent, late charges or other fees, and within 30 days after the rent due date, provides written documentation to support the claim. Tenant must also supply landlord within 30 days after rent is due documentation that tenant has applied for applicable state and federal aid programs. No landlord may take action to evict for inability to timely provide adequate documentation supporting tenant's claim if tenant is unable to contact a bank, accountant or other financial record-keeper and continues to make good faith efforts to do so. Tenants must pay back-due rent within 6 months after expiration of the local emergency. If rent continues unpaid after 6 months after the local emergency, landlord may charge or collect late fees on rent delayed for reasons stated in the ordinance. No late fees may be charged during the local emergency period or for 6 months thereafter.</p> <p>https://www.cityofmonrovia.org/home/showdocument?id=22483</p>	<p>March 13, 2020 (indefinitely, for the length of the emergency period)</p>
<p>Moorpark</p>	<p>Residential and Commercial: No landlord may evict a tenant for: (1) nonpayment of rent or a foreclosure, arising out of a substantial decrease in income or substantial out-of-pocket medical expenses; and (2) the decrease in income or out-of-pocket medical expenses was caused by COVID-19 or a government response to COVID-19, and is documented. Landlord knows of a tenant's inability to pay rent if the tenant, within 30 days after rent due date, notifies landlord in writing of lost income and inability to pay full rent, and provides documentation to support the claim.</p> <p>"Commercial tenant" is a tenant of property lawfully operating a commercial business in the City, including any commercial business lawfully operating in any Commercial or Industrial Zone specified in Sections 17.16.020 or 17.16.030 of the Moorpark Municipal Code. Tenants must repay back-due rent within 6 months after the expiration of the local emergency. Landlords may charge or collect fees on delayed rent that is delayed after 6 months after the end of the emergency.</p> <p>https://www.moorparkca.gov/DocumentCenter/View/10442/Temporary-Moratorium-on-Evictions?bidId=</p>	<p>March 13, 2020 - sooner of expiration of the local emergency, or May 31, 2020.</p>
<p>Napa</p>	<p>Residential: None</p> <p>Commercial: None</p>	

<p>Oakland</p>	<p>Residential: Landlords may not seek evictions of any residential tenant, unless for health and safety reasons, during the period of local emergency. To the extent Landlord pursues an action, it must state on the notice the following in bold, underlined 12-point font: <u>"Except to protect the health and safety of other occupants of the property, you may not be evicted during the Local Emergency declared by the City of Oakland in response to the COVID-19 pandemic. This does not relieve you of the obligation to pay back rent in the future. You may contact the Rent Adjustment Program at (510) 238-3721 for additional information and referrals."</u> No rent increases above the CPI Adjustment Factor are permitted unless necessary for a landlord to receive a "fair return." If a tenant cannot pay rent as a result of COVID-19 reasons, including getting sick, complying with a self-quarantine, or a substantial loss in income, no late fees may be assessed and tenant may assert such reasons as an absolute defense to any eviction action taken following the expiration of the Order as a result of non-payment of rent during the local emergency.</p> <p>Commercial: Tenants are granted an absolute defense against an unlawful detainer action based on non-payment of rent if a qualifying tenant's failure to pay rent during the local emergency was a result of a substantial decrease in income due to COVID-19. Landlords may commence actions if they so choose, provided they follow the requirement set below. A qualified commercial tenant shall be a non-profit organization or "small business" as defined in the Ca. Gov. Code §14837(d)(1)(a), which requires that (a) the business and any affiliate be less than 100 total employees, (b) not be dominant in its industry, (c) the principal office and officers are domiciled in California, and (d) average gross receipts for the prior three years are less than \$15 million. A landlord must provide notice to a tenant with the following language in bold, underlined 12-point font: <u>"If you are a small business as defined by Government Code 14837(d)(1)(a) or a non-profit organization, you may not be evicted for failure to pay rent if the failure was due to a substantial decrease in income caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19, and is documented. This does not relieve you of the obligation to pay back rent in the future."</u> Late fees, however, are permitted to be charged to qualifying tenants. Additionally, the City encourages landlords to work with local agencies to provide assistance to qualifying tenants and that the City may pass guidance on when tenants may repay back rent.</p> <p>We note that the language here is unclear about what rent is being deferred for commercial tenants. The language specifies that it shall apply to rent "during the local emergency" but that the ordinance shall remain in effect through May 31, 2020. It is ambiguous as to what rent is deferred if local emergency is deemed over prior to May 31, 2020.</p> <p>https://oakland.legistar.com/LegislationDetail.aspx?ID=4406542&GUID=EAF35294-F356-4895-A87A-0C1B9CE4D0C3&Options=&Search=</p>	<p>March 27, 2020 - May 31, 2020</p>
<p>Ontario</p>	<p>Residential and Commercial: No landlord may evict a tenant for nonpayment of rent if tenant is unable to work while sick with a suspected or confirmed case of COVID-19, or must care for a household or family member with a suspected or confirmed case of COVID-19; tenant experiences a layoff, loss of hours or other income reduction from COVID-19 or government's response to COVID-19, or tenant must miss work for a child whose school was closed in response to COVID-19. Tenants must repay back-due rent within 6 months after the local emergency. Tenants must provide verifiable documentation that they meet one of the qualifying standards.</p> <p>https://www.ontarioca.gov/press_releases/ontario-imposes-temporary-moratorium-evictions-during-coronavirus-crisis</p>	<p>Duration of the local emergency</p>
<p>Oxnard</p>	<p>Residential and Commercial: During the period of local emergency, no landlord shall evict a tenant for nonpayment of rent if tenant demonstrates an inability to pay due to Financial Impacts related to COVID-19. Landlord knows of tenant's inability to pay rent if tenant, within 30 days after the rent due date, notifies or makes reasonable efforts to notify the landlord in writing of lost income and inability to pay full rent due to Financial Impacts related to COVID-19, and provides documentation to support the claim.</p> <p>https://www.oxnard.org/wp-content/uploads/2020/03/2020.03.19-Director-Oder-20-01.pdf</p>	<p>March 19, 2020 - May 31, 2020. If the Governor extends Executive Order N-28-20, this order will continue automatically to the date of the Governor's extension.</p>

<p>Palm Springs</p>	<p>Residential: No landlord may evict a tenant for inability to pay all or a portion of rent due to COVID-19 related reasons. Tenant must notify landlord within 15 days after rent is due. If landlord requests documentation to support the claim within 10 days following landlord's receipt of tenant's notice, tenant must provide such documentation within 30 days after tenant's receipt of landlord's request. Tenants must pay the portion of rent that tenant is able to pay. Tenants have up to 180 days after the COVID-19 emergency to pay back deferred rent.</p> <p>Commercial: Landlord may not evict a tenant for inability to pay all or a portion of rent due to COVID-19 related reasons. The tenant must notify landlord within 7 days after rent is due. If landlord requests documentation to support the claim within 10 days following landlord's receipt of tenant's notice, tenant must provide such documentation within 30 days after tenant's receipt of landlord's request. Tenants must pay the portion of rent that Tenant is able to pay. Tenants have up to 180 days after the COVID-19 emergency to pay back deferred rent. Landlords may not charge or collect interest or late fees for rent delayed for the reasons stated in the ordinance.</p> <p>https://www.palmspringsca.gov/home/showdocument?id=73036</p> <p>https://www.desertsun.com/story/news/local/2020/05/26/palm-springs-extends-eviction-moratorium-talks-covid-19-budget-gap/5262907002/</p>	<p>March 14, 2020 - July 9, 2020, unless extended by the City Council.</p>
<p>Palo Alto</p>	<p>Residential: No eviction action may be taken against a tenant for non-payment of rent so long as a landlord has notice of a tenant's inability to pay. Notice of an inability to pay is satisfied upon written notice from tenant, along with documentation, that tenant cannot pay all or portion of the then due rent due to a substantial loss in income resulting from COVID-19 or any government response thereto. If tenant does not notify landlord and landlord begins an eviction proceeding, the landlord must provide notice to the tenant and tenant shall have at least three days, excluding weekends and holidays, to provide landlord with notice and documentation of its inability to pay the due and owing rent. A tenant failure to notify a landlord will not prevent tenant from asserting the COVID-19 defense in an unlawful detainer action. Upon expiration of the local emergency, landlords may seek to collect back rent. Tenants shall thereafter have up to 120 days to repay any unpaid rent.</p> <p>Commercial: None</p> <p>https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=64347.18&BlobID=75852</p>	<p>March 24, 2020 (indefinitely until end of local emergency)</p>
<p>Pasadena</p>	<p>Residential: Landlords shall not evict a tenant for: (1) nonpayment of rent if tenant is unable to pay due to financial impacts of COVID-19; or (2) a no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord. Tenant must notify landlord in writing within 30 days after the rent due date of its inability to pay and provide documentation to support the claim. Tenants have up to six months after expiration of the local emergency to pay unpaid rent, and landlords may not charge late or collection fees.</p> <p>Commercial: Landlords shall not evict a tenant for nonpayment of rent if tenant is unable to pay due to financial impacts of COVID-19. Tenant must notify landlord in writing within 30 days after the rent due date of its inability to pay and provide documentation to support the claim. Tenants have up to six months after expiration of the local emergency to pay unpaid rent, and landlords may not charge late or collection fees.</p> <p>http://ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Mar_17_20/AR%205%20ORDINANCE.pdf</p>	<p>March 17, 2020 (indefinitely until end of local emergency)</p>

Placentia	<p>Residential and Commercial: No landlord will seek to evict a tenant if: (1) basis for eviction is nonpayment of rent, or a foreclosure, arising out of a substantial decrease in income or substantial out-of-pocket medical expenses; and (2) decrease in income or out-of-pocket medical expenses was caused by COVID-19 or by a government response to COVID-19, and the income loss and increased expenses are documented. Tenant must notify landlord in writing within 30 days after rent is due and provide documentation supporting tenant's claim. Landlord may not service a notice or prosecute an unlawful detainer action based on a notice to pay rent or quit if: (a) rent is overdue for 30 days or less and tenant properly notified landlord as required in the order; or (2) rent is overdue for a period of 31 days or more and tenant properly notified landlord and provided documentation supporting tenant's claim. Tenant must pay back-due rent as soon as possible, but no later than 120 days after the expiration of the Term. Landlord may not charge or collect late fees for rent delayed for reasons stated in the ordinance.</p> <p>https://www.placentia.org/DocumentCenter/View/8643/Ordinance-O-2020-03---Urgency-Eviction-Moratorium</p>	<p>March 4, 2020 - May 31, 2020. If Governor issues an executive order which prohibits residential and commercial evictions throughout the state relating to COVID-19, then Governor's order shall control, and this ordinance will no longer be in effect.</p>
Pomona	<p>Residential: During the local emergency, no landlord will endeavor to evict a tenant for nonpayment of rent if tenant demonstrates inability to pay rent due to financial impacts related to COVID-19. Tenant must notify landlord in writing within 30 days after the rent due date of lost income and inability to pay full rent, and provide documentation to support the claim. Tenants must pay back-due rent within 6 months after the expiration of the local emergency. Landlords may not charge or collect a late fee for rent delayed for reasons stated in the order.</p> <p>Commercial: Landlords are prohibited from (a) charging rent and (b) evicting commercial tenants for nonpayment of rent with respect to tenants whose businesses are subject to the orders or are otherwise limited or closed to prevent or reduce the spread of COVID-19 and who demonstrate lost income and inability to pay rent as a result of such limitation or closure or other demonstrated financial impact related to COVID-19. Tenant must provide written notice to landlord within 30 days after rent due date of tenant's lost income and inability to pay rent, with appropriate supporting documentation. If tenant suffers only a partial loss of income, tenant must pay pro-rated share of rent that corresponds to income they generated during the period of loss. Tenant must pay back-due rent within 6 months after expiration of the local emergency. Landlord may not charge or collect late fees for rent delayed for reasons stated in the order.</p> <p>https://www.ci.pomona.ca.us/index.php/21-government/2022-executive-order-foreclosures</p>	<p>Until May 31, 2020</p>
Rancho Cucamonga	<p>Residential and Commercial: Eviction moratorium for non-payment of rent due to a financial hardship related to COVID-19. Tenant must notify landlord in writing within 30 days after rent is due and provide supportive documentation. Tenants must pay back-due rent within 6 months after the end of the local emergency. 6 months after the end of the emergency, if rent is unpaid, landlord may charge or collect late fees for rent that is delayed for reasons stated in the ordinance.</p> <p>https://ranhocucamonga.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1963&MeetingID=146</p> <p>https://rcdocs.cityofrc.us/WebLink/DocView.aspx?id=562132&dbid=0&repo=RanchoCucamonga</p>	<p>Residential: March 18, 2020 – May 31, 2020</p> <p>Commercial: March 18, 2020 – April 30, 2020</p>
Redlands	<p>Residential and Commercial: No landlord will endeavor to evict a tenant for nonpayment of rent if tenant demonstrates inability to pay rent due to financial impacts related to COVID-19. Tenant must notify landlord in writing within 30 days after rent due-date or within 30 days after the effective date of the ordinance if paid rent is due and upcoming, and provide documentation supporting the claim. Landlord may not charge or collect late fees for rent delayed for reasons stated in the ordinance. Tenant is no relieved of liability for unpaid rent, which landlord may seek after expiration of the ordinance.</p> <p>https://destinyhosted.com/redladocs/2020/CC/20200326_215/2617_2908_Temporary_Moratorium_on_Evictions_COVID-19.pdf</p>	<p>Until May 31, 2020. Effectiveness will be suspended if the President, Congress, Governor of California, or California State Legislature adopts an order that similarly prohibits evictions for failure to pay rent by individuals impacted by COVID-19.</p>

Richmond	<p>Residential: No landlord will endeavor to evict a tenant for: (1) nonpayment of rent if tenant demonstrates inability to pay rent due to financial impacts related to COVID-19, or (2) no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord. Tenant must notify landlord in writing within 30 days after the rent due date and provide documentation to support the claim. Tenant must pay back-due rent within 6 months of the expiration of the local emergency. Landlord may not charge or collect a late fee for rent that is delayed for reason stated in the order.</p> <p>Commercial: None</p> <p>https://www.ci.richmond.ca.us/DocumentCenter/View/52484/20-20-reso-temporary-moratorium-on-evictions-for-non-payment---COVID-19---Issued-3-17-2020</p>	<p>March 17, 2020 (indefinitely, for duration of the local emergency period)</p>
Riverside	<p>Residential and Commercial: Temporary moratorium on eviction of tenants due to nonpayment of rent in relation to COVID-19. Tenants must notify landlord within 7 days after rent is due of inability to pay rent due to reasons related to COVID-19. Documentation of inability to pay rent must be verifiable and may be provided to the landlord no later than the time to pay back-due rent. If able, tenant should make an effort to pay a portion of their monthly rent. Tenants must pay back-due rent within 6 months after the lifting of the local emergency. No late fees may be imposed on late rent.</p> <p>https://www.riversideca.gov/press/temporary-moratorium-tenant-evictions-due-covid-19</p>	<p>March 31, 2020 – May 31, 2020</p>
Sacramento	<p>Residential and Commercial: Landlord cannot evict a tenant for nonpayment of rent if the tenant demonstrates an inability to pay rent due to COVID-19. Tenant must notify landlord in writing before the rent due date that tenant has a covered reason for delayed payment, and provide documentation supporting tenant's claim. Tenant must pay the portion of rent that it is able to pay. Tenants have up to 120 days after expiration of the Governor's Executive Order N-28-20, including any extensions, to pay unpaid rent.</p> <p>http://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Code-Compliance/Programs/SUPPLEMENTALMATERIALItem02OrdinanceReTemporaryMoratoriumonEvictionsPDF1080KBUpdated03162020615pm.pdf?la=en</p> <p>http://www.cityofsacramento.org/Community-Development/Code-Compliance/Tenant-Protection-Program</p>	<p>March 17, 2020 until the expiration of the Governor's Executive Order N-28-20, including any extensions.</p>
San Bernardino	<p>Residential and Commercial: No landlord will endeavor to evict a tenant for nonpayment of rent if tenant demonstrates inability to pay due to financial impacts related to COVID-19. Tenant must notify landlord in writing within 30 days after the rent due date and provide documentation to support the claim. Tenant must pay back-due rent within 6 months after the expiration of the local emergency. Landlords may not charge or collect late fees for rent delayed for the reasons stated in the order. For Commercial Tenants, if they suffer only a partial loss of income, the Commercial Tenant must pay the pro-rated share of its rent that corresponds to the income generated during the period of loss.</p> <p>https://www.sbcity.org/civicax/filebank/blobdload.aspx?blobid=28161</p>	<p>March 20, 2020 – the earliest to occur of: (1) conclusion of local emergency; (2) May 31, 2020 or such other date as Governor declares by amending Order N-28-20; (3) termination is proclaimed by the Director of Emergency Services; or (4) terminated by City Council</p>
San Gabriel	<p>Residential and Commercial: Landlord may not (a) terminate the tenancy of a Tenant who qualifies as an "Affected Tenant" for non-payment of rent; or (b) impose, charge, or collect late fee for any unpaid rent due to any reason specified under Section 7A. "Affected Tenant" means a Tenant who meets each of the following conditions: (1) Tenant notified Landlord in writing before rent due date, or within a reasonable time afterwards, not to exceed 14 days, that Tenant needs to delay all or a portion of the rent due to an inability to pay due to reasons related to COVID-19; and (2) for commercial Tenants, the Tenant must be a commercial business entity or principal owner or co-owner of a commercial business entity operating in the City of San Gabriel whose name appears on the lease, and is a commercial business that was required to cease or reduce commercial operations and/or has suffered significant financial loss, as a consequence of said order or government response to COVID-19. Tenant must include copies of verifiable documentation supporting claim of inability to pay rent. Affected Tenants must pay back-due rent within 180 days</p>	<p>March 31, 2020 - 30 days following the expiration of Executive Order N-37-20</p>

	<p>of the rent due date. Landlord may terminate the tenancy of an Affected Tenant if Landlord can show that it is a "Just Cause Termination", which includes: (a) Affected Tenant continuing after written notice to cease, to be disorderly or cause a nuisance as to destroy the peace, quiet, comfort or safety of the Landlord or other tenants; (b) refusing the landlord reasonable access to the rental unit; (c) holding over at the end of the term of the oral or written rental agreement is a subtenant not approved by the Landlord; (d) Landlord seeks in good faith to recover possession to remove the building in which the Rental Unit is located permanently from the rental market under the Ellis Act; (e) with respect to residential tenancies, Landlord seeks in good faith to recover possession for: (i) Landlord's own use and occupancy as principal residence for at least 36 consecutive months commencing within 3 months of vacancy, or (ii) principal residence of Landlord's spouse, domestic partner, parents, children, or siblings for a period of at least 36 consecutive months and commencing within 3 months of vacancy, so long as unit is located in the same building as Landlord's principal residence and no other unit is vacant; (f) Landlord seeks in good faith to recover possession to comply with a court or governmental agency's order to vacate; (g) Landlord seeks in good faith to recover possession of an unpermitted unit to end the unpermitted use; or (h) Tenant, after receiving written notice to cure, fails to remove a Tenant indicted for criminal activity.</p> <p>http://sangabrielcity.com/DocumentCenter/View/12770/Urgency-Ordinance-No-668</p>	
<p>San Jose</p>	<p>Residential: No eviction action may be taken against a tenant unless a landlord has provided appropriate notice to tenant and tenant has failed to show that it is an Affected Tenant. Landlords must also send their notice to the City within 3 days following delivery to the tenant. Any landlord notice must comply with California Civ. Code §1946.1 and California Civ. Pro. Code §1161 and notify tenant of the moratorium. An Affected Tenant shall have the entire statutory period prior to the expiration of landlord's notice to notify the landlord it qualifies for the moratorium with objectively verifiable proof.</p> <p>An Affected Tenant is defined as a tenant who has suffered a substantial loss of income through their employment. We note that the language here is unclear as to whether nor not medical costs are considered sufficient grounds to qualify as even if someone is sick, so long as they are still being paid, they will not have suffered a loss of income through their employment.</p> <p>Affected Tenants shall have until January 31, 2021 to pay the first half of any rent deferred under the ordinance, while the second half may be repaid until June 30, 2021.</p> <p>https://sanjose.legistar.com/View.ashx?M=F&ID=8242354&GUID=5674C8E3-E733-46EC-9136-54C917723DB1</p> <p>Commercial: None</p>	<p>Residential: March 17, 2020 - June 30, 2020</p>
<p>San Mateo</p>	<p>Residential: None</p> <p>Commercial: No eviction action may be taken against a small business for non-payment of rent so long as a landlord has notice of the small business' inability to pay. Notice of an inability to pay is satisfied upon written notice from the tenant along with documentation, that tenant cannot pay all or portion of the then due rent due to a substantial loss in income resulting from COVID-19 or any government response thereto so long as such notice is given to a landlord within 14 days of when a rent payment is scheduled to be due. If tenant does not notify landlord and landlord begins an eviction proceeding, the landlord must provide notice to the tenant and tenant shall have at least three days, excluding weekends and holidays, to provide landlord with notice and documentation of its inability to pay the due and owing rent. A tenant failure to notify a landlord will not prevent tenant from asserting the COVID-19 defense in an unlawful detainer action. Upon expiration of the local emergency, landlords may seek to collect back rent. Tenants shall thereafter have 6 months to repay any unpaid rent.</p> <p>https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal</p> <p>(Located in 3/23 City Council Meeting packet. Residential ordinance not approved)</p>	<p>Residential: N/A</p> <p>Commercial: March 23, 2020 (indefinitely until end of local emergency)</p>

San Rafael	Residential: None Commercial: None	
Santa Rosa	Residential: None Commercial: None	
Santa Ana	<p>Residential: No landlord will endeavor to evict tenant for nonpayment of rent if tenant demonstrates an inability to pay due to financial impacts related to COVID-19. Tenant must give written notice to landlord within 30 days after the rent due date of tenant's inability to pay and provide documentation to support the claim. Applies to nonpayment eviction notices and UD actions based on such notices served or filed on or after the date on which a local emergency was proclaimed. City Council proclaimed a local emergency on March 17, 2020. Tenants must pay back-due rent within 6 months after the expiration of the local emergency. Landlord may not charge or collect late fees for rent delayed due to the reasons stated in the order.</p> <p>Commercial: Landlords are prohibited from: (a) charging rent and (b) evicting tenants for nonpayment of rent with respect to tenants whose businesses are subject to the Orders or otherwise limited or closed to prevent or reduce the spread of COVID-19 and who demonstrate lost income and inability to pay rent as a result of such limitation or closure. Tenant must notify landlord in writing within 30 days after rent due date of tenant's inability to pay and provide supporting documentation. If tenant suffers only a partial loss of income, tenant must pay the pro-rated shared of its rent that corresponds to income generated during the period of loss. Tenants must pay back-due rent within 6 months after the expiration of the local emergency. Landlord may not charge or collect late fees for rent delayed for reasons stated in the order.</p> <p>https://www.santa-ana.org/sites/default/files/housing/Housing%20Authority/COVID-19%20FAQ/March%2019%2C%202020%20Executive%20Order%20by%20%20City%20Manager%20Kristine%20Ridge.pdf</p>	March 19, 2020 – May 31, 2020, subject to extension of Governor's Executive Order N-28-20
Santa Barbara	<p>Residential: Landlord will grant a rent payment deferral to a tenant who notifies landlord of a Significant Negative Change to Their Household Financial Condition. Tenant must notify landlord in writing within 20 days after rent due date, and must describe the Significant Negative Change to Their Household Financial Condition and include the amount of rent that tenant believes it can make on a current monthly basis and the amount it seeks to defer during the emergency. Tenant's notice must include documentation establishing the Significant Negative Change to Their Household Financial Condition. At tenant's request, a tenancy which by its terms expires before May 31, 2020, will be extended on the same terms until May 31, 2020 or such later date as specified by the City Council that extends the date of the ordinance. Upon expiration of the ordinance, unless the lease provides for month-to-month tenancy, the lease will end. Landlord must offer a one-year lease extension pursuant to Santa Barbara Municipal Code Chapter 26.40 at that time, but may deduct from that extension the amount of time from the original termination date to May 31, 2020. Landlord may not charge a late fee for rent deferred pursuant to the ordinance. "Significant Negative Change to Their Household Financial Condition" means a substantial decrease in household income as a result of any of the following: (i) being sick with COVID-19 or caring for a household/family member sick with COVID-19; (ii) lay-off, loss of work hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (iii) compliance with an order or recommendation from a government authority to stay home, self-isolate or quarantine, or avoid congregating with others during the state of emergency; (iv) extraordinary out-of-pocket medical expenses as a result of COVID-19; or (v) child care needs arising from school closures related to COVID-19.</p> <p>Commercial: Landlord will grant a rent payment deferral to a tenant who has notified landlord of Unforeseeable Emergency Commercial Conditions. Tenant must notify landlord in writing within 20 days after rent due date, and must describe the Unforeseeable Emergency Commercial Conditions, include the amount of rent tenant believes it can make on a current monthly basis and amount it seeks to defer during the emergency. Tenant's notice must include documentation establishing the Unforeseeable Emergency Commercial Conditions. At tenant's request, a tenancy which by its terms expires before May 31, 2020, will be extended on the same terms until May 31, 2020 or such later date as specified by the City</p>	March 17, 2020 – May 31, 2020, unless extended

	<p>Council that extends the date of the ordinance. Upon expiration of the ordinance, unless the lease provides for month-to-month tenancy, the lease will end. Landlord may not charge a late fee for rent deferred pursuant to the ordinance. "Unforeseeable Emergency Commercial Conditions" means a substantial decrease in business income or substantial out-of-pocket medical expenses, or reduced hours of operation or modes of operation.</p> <p>https://www.santabarbaraca.gov/documents/Temporary%20Eviction%20Moratorium%20Ordinance%20No.%205941%20032520.pdf</p>	
Santa Monica	<p>Residential and Commercial: Landlord may not evict tenant for: (1) nonpayment of rent if the tenant demonstrates inability to pay due to financial impacts of COVID-19; (2) a no-fault eviction of a residential tenant; (3) residential tenants, refusing entry into a unit unless landlord seeks entry to repair a condition that substantially endangers or impairs the health or safety of tenant or other persons in the vicinity of the premises, or a condition that is causing or threatening to cause substantial damage to the premises; or (v) residential tenants, the presence of unauthorized occupants or their pets, or nuisance related to COVID-19, unless the nuisance substantially endangers or impairs health or safety of a tenant or other persons in the vicinity of the premises or causes or threatens to cause substantial damage to the premises. Tenant must notify landlord in writing within 30 days after rent due date of inability to pay and provide documentation supporting the claim. Residential and retail commercial tenants are protected until 12 months after the expiration of the Order. Non-retail commercial tenants are protected until 30 days after the expiration of the Order. Residential tenants have up to 12 months after expiration of the order to pay back-due rent. Commercial tenants have up to six months after expiration of the Order to pay back-due rent. Landlords may not impose penalties on residential or retail commercial tenants for late rent if rent is paid within 12 months of expiration of the Order. Landlord may not impose penalties on non-retail commercial tenants for late rent if rent is paid within 30 days after expiration of the Order. Landlords may not charge late fees on such back-due rent. Residential units may not be removed from the rental market pursuant to the Ellis Act during the duration of the order. Tenancies may not be terminated pursuant to the Ellis Act until 60 days after expiration of the order.</p> <p>Starting April 24, 2020, Landlords must provide tenants with the following notices: (A) landlord must post a notice that states "You might be protected from eviction under certain circumstances, including failure to pay rent due to financial impacts related to COVID-19. In addition, you may be protected from eviction for no-fault evictions, evictions for denying entry to your landlord under certain circumstances, and evictions for unauthorized occupants or their pets, and some types of nuisance. For additional information, contact the City of Santa Monica's Coronavirus Hotline at (310) 458-8400 or visit santamonica.gov/coronavirus." This notice must be provided to tenants in writing by mail or email, or by posting in a conspicuous location in the lobby of the property, near a mailbox used by residents of the property, or in or near a public entrance to the property. Notice must be written in the language that the landlord normally uses for verbal communications with the tenant; (B) a landlord must include an additional copy of the same notice with any Notice to Pay Rent or Quit, Notice to Terminate, and any other notice given as part of an eviction process, in bold underlined 12-point or larger font; and (C) landlord must provide an additional copy of the same notice, in bold underlined 12-point or larger font, to a tenant if landlord files a UD action. In addition, if landlord files a UD action during the period in which the Judicial Council Emergency Rules prohibit courts from issuing a summons in an UD action, landlord must serve tenant with a copy of the complaint within 3 days of filing the complaint.</p> <p>https://www.santamonica.gov/coronavirus-emergencyorders#evictions</p>	March 19, 2020 - June 30, 2020
Simi Valley	<p>Residential and Commercial: No Landlord will endeavor to evict a tenant for nonpayment of rent if tenant demonstrates inability to pay due to Financial Impacts related to COVID-19. Tenant must provide Landlord with written notice of inability to pay and documentation supporting the claim, within 30 days after the rent due date.</p> <p>https://www.simivalley.org/home/showdocument?id=22063</p>	March 18, 2020 – May 31, 2020
Sonoma	<p>Residential: All portions of the Sonoma County ordinance is adopted. Tenants, however, shall have 90 days to pay back all past due rent following the expiration of the order; provided, however, that upon additional notice and documentation sent to Landlord, said repayment period may be extended by three more times of 30 days each for a total of 180 days. No late fees or penalties may be collected to qualified tenants.</p>	March 12 2020 - May 31, 2020

	<p>Commercial: No commercial tenant may be evicted for failure to pay rent so long as the tenant demonstrates that the failure to pay is a result of COVID-19 or any government action taken related thereto. Tenants must be able to show at least a 20% reduction in monthly gross business receipts as compared to tenant's average 2019 gross receipts, due to a reduction in opening hours, consumer demand, work closures, reduction in staff, or compliance with governmental orders. Tenants must notify the landlord prior to rent being due or within 14 days thereafter that it cannot pay. Once a landlord knows that a Tenant cannot pay, a landlord may not serve an unlawful detainer action, a three day notice to pay or quit or take any other eviction action. Tenants shall have 90 days to pay back all past due rent following the expiration of the order; provided, however, that upon additional notice and documentation sent to Landlord, said repayment period may be extended by three more times of 30 days each for a total of 180 days. No late fees or penalties may be collected to qualified tenants.</p> <p>https://storage.googleapis.com/proudcity/sonomaca/uploads/2020/05/Urgency-Eviction-Ordinance-for-Publication-1.pdf</p>	
South Pasadena	<p>Residential and Commercial: No landlord will evict a tenant for nonpayment of rent due to impacts of COVID-19. Tenants must notify landlords in writing of inability to pay rent and provide documentation, supporting the claim. Tenants must pay back-due rent within 6 months of the end of the moratorium. Landlords may not charge late fees or interest on unpaid rent deferred under the order.</p> <p>https://www.southpasadenaca.gov/home/showdocument?id=19573</p>	March 18, 2020, for 60 days, unless extended.
Temple City	<p>Residential and Commercial: No landlord may evict a tenant for nonpayment of rent if tenant demonstrates inability to pay due to financial impacts related to COVID-19. Tenants must notify landlord in writing within 7 days after the rent is due and provide documentation supporting the claim. Tenants must pay back-due rent within 6 months after May 31, 2020, or 6 months after the date that the Ordinance expires, whichever is later. Landlords may not impose, charge, or collect late fees for rent payments that were not paid due to financial impacts related to COVID-19.</p> <p>http://weblink.templecity.us/WebLink/DocView.aspx?dbid=0&id=106368&page=1&cr=1</p>	March 31, 2020 – May 31, 2020, unless superseded by another order. If the Governor extends Executive Order N-28-20, the ordinance will automatically continue beyond May 31, 2020 to the date of the Governor's extension. If the Governor, State or Federal Legislature, or the President issues an order on this topic that provides eviction protection statewide or nationwide, the ordinance will no longer be effective.
Thousand Oaks	<p>Residential and Commercial: No landlord will evict or attempt to evict a tenant if the basis is nonpayment of rent, or a foreclosure, arising out of a substantial financial impact related to COVID-19. Tenants must provide landlord with written notice within 30 days after the rent due date, or make reasonable effort to notify landlord in writing, of inability to pay rent due to substantial financial impacts related to COVID-19 and provide documentation supporting the claim. Tenant must pay back-due rent within 6 months after the termination of the local emergency, or as directed by a court of competent jurisdiction. Landlords may not charge or collect late fees for rent delayed for the reasons in the order.</p> <p>https://www.toaks.org/home/showdocument?id=26004</p>	March 12, 2020 – sooner of May 31, 2020, or expiration of the local emergency
Torrance	<p>Residential and Commercial: No landlord or noteholder will endeavor to evict a tenant/occupant for nonpayment of rent or mortgage if tenant demonstrates an inability to pay rent or mortgage due to financial impacts related to COVID-19; or for a no-fault eviction unless necessary for the health and safety of tenants, neighbors, neighboring businesses or the landlord or noteholder. Tenant must provide written notice to landlord or noteholder of inability to pay and provide documentation supporting the claim. Tenant must pay back-due rent within 6 months of the expiration of the local emergency. Landlord may not charge or collect late fees for rent delayed for the reasons stated in the Order.</p> <p>https://torrance.granicus.com/MetaViewer.php?view_id=8&event_id=7776&meta_id=312961</p>	March 16, 2020 (indefinitely, until end of the local emergency)

Upland	Residential and Commercial: No landlord will endeavor to evict a tenant for nonpayment of rent, or a foreclosure, arising out of a substantial decrease in income caused by COVID-19, or a government response to COVID-19, and is documented. Tenant must provide written notice to landlord of inability to pay, supported by documentation, within 30 days after the rent due date. Tenant must pay back-due rent within 6 months after the expiration of the local emergency. 6 months after the end of the emergency, if rent continues to be unpaid, landlord may charge or collect a late fee on such rent. https://uplandca.gov/uploads/files/CityManagers/COVID%2019/1937%20Urgency_Ordinance_re_Residential_and_Commercial_Evictions.pdf	March 13, 2020 - until the sooner of May 31, 2020, or the end of the local emergency
Ventura	Residential and Commercial: No landlord will endeavor to evict a tenant for: (1) nonpayment of rent during the local emergency if tenant demonstrates inability to pay due to financial impacts related to COVID-19; or (2) no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord. Tenant must provide written notice to landlord of inability to pay within 7 day after the rent due date, and must provide documentation supporting the claim within 30 days after the rent due date. Tenant must pay partial rent to the extent Tenant is able. Tenants must pay back-due rent within 6 months after the expiration of the local emergency. Landlords may not charge or collect late fees for rent delayed for the reasons stated in the chapter. https://www.cityofventura.ca.gov/DocumentCenter/View/20857/Ordinance-2020-010-Emergency---Temporary-Eviction-Moratorium?bidId= https://www.cityofventura.ca.gov/DocumentCenter/View/20945/O-2020-014-Amendment-Temp-Eviction-Moratorium	March 15, 2020 (indefinitely, through the duration of the emergency period)
West Hollywood	Residential: Landlord may not evict tenant for non-payment of rent. Tenants must notify landlord in writing within 30 days of the rental due date of inability to pay rent and state the ways in which they have been financially impacted by COVID-19 and provide documentation. Tenant must pay back-due rent within 6 months after the end of the local emergency. https://www.weho.org/home/showdocument?id=44153	March 16, until July 31, 2020.
Westlake Village	Residential and Commercial: Landlord may not evict tenant for non-payment of rent if the tenant is unable to pay rent due to the financial impacts of COVID-19. Tenant must provide written notice and documentation of the inability to pay due to financial impacts of COVID-19 within 30 days after the rent is due. Tenants must repay back-due rent within 6 months after expiration of the emergency period. https://www.wlv.org/ArchiveCenter/ViewFile/Item/3852	March 17, 2020 (indefinitely until end of local emergency)
Whittier	Residential and Commercial: No landlord will endeavor to evict a tenant for nonpayment of rent if tenant demonstrates an inability to pay rent due to COVID-19, the state of emergency regarding COVID-19, or following government-recommended COVID-19 precautions. Tenant must provide written notice to landlord on or before the rent due date and provide documentation supporting the claim within 30 days after the rent due date. Tenant must pay the amount of rent due, less the amount of the change in funds tenant has available due to a covered reason for delayed payment. Tenants must pay back-due rent within 120 days after the expiration of Governor's Executive Order N-28-20, including any extensions. https://online.cityofwhittier.org/OnBaseAgendaOnline/Documents/ViewDocument/REVISED%20PROPOSED%20URGENCY%20ORDINANCE%20(34572).pdf?meetingId=3072&documentType=Agenda&itemId=34572&publishId=15817&isSection=false https://www.cityofwhittier.org/home/showdocument?id=5000	Until expiration of the Governor's Executive Order N-28-20, unless extended by the Governor.