



Ensuring Access to Justice
and protecting the right to healthy housing
for the 70K households that face eviction in Los Angeles County each year.

A COVID-19 CRISIS UPDATE from Executive Director Elena I. Popp

Legal help at: askanattorney@edn.la
No email call: 213/537-5473

3/28/2020

Dear Fellow Angelenos (residents of Los Angeles County):

There are no moratoriums BUT you are temporarily protected from eviction. The courts are closed, and the Sheriff is not conducting lock outs. There are new defenses to eviction.

Reduce your anxiety during this crisis by staying informed on the status of tenant protection orders. Find these updates on the FB group Stop Gentrification #OnEveryFridge.

Do you want permanent protection? Get involved! See below.

Commonly Asked Questions

Is there a moratorium on Evictions? No. Our electeds have failed us. The media is reporting that there are moratoriums but there are none. There are temporary tenant protections. We have a mish mosh of laws. There is a lot of confusion. The table below will link you to the law that protects you based on where you live.

But I thought the Governor passed a moratorium yesterday? No. He passed an Executive Order that is not helpful. Please see the link in the table to both the law and an analysis of why it hurts more than helps.

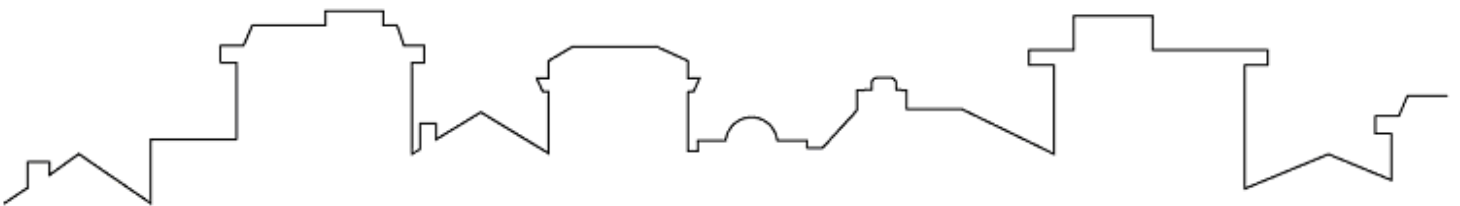
But didn't the Board of Supervisors pass a moratorium? No. Again, limited tenant protections. See table below.

But didn't the LA City Council pass a moratorium on 3/27/2020? No. Again, limited tenant protections. See table

Do I have to pay my rent April 1? If you have not suffered a loss of income or increase in rent that is COVID-19 related, you should pay your rent.

What if I don't have the rent? If the reason you don't have the rent is COVID-19 related, you will have protection from eviction. You have to be able to prove the loss of income or increased expenses.

How do I prove it? 1) Letter terminating your employment; 2) Documents for EDD for unemployment; 3) Documents from other government benefits; 3) Pay stubs from before your termination; 4) receipts for increased expenses (eg. Child care). If you are paid under the table, letters from workers stating: "My name is NAME. I live at ADDRESS. My phone number is ####-###-####. My email is: INSERT EMAIL. I worked with YOUR NAME from DATE to DATE. We worked together #hours per week. The rate of pay was \$#."



Eviction Defense Network

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What if I have the rent but I am afraid that later on I will not have enough to eat? Make a 4-month budget. What is your anticipated income? What are your anticipated expenses prioritized as follows: 1) food¹; 2) medical expense; 3) rent; 4) other debt. Make frugal decisions based on your needs. If you have the money to pay your April rent and choose to save it, under current measures, you will not be eligible for eviction protection. Note that we continue to advocate for rent forgiveness and mortgage payment relief. The situation remains fluid and unpredictable. Get involved!

Should I negotiate with my landlord? Send the following email to your landlord before the rent is due and no later than 7 days after the due date. “Dear NAME: I have had a temporary loss of income and/or increased expenses due to the COVID-19 Crisis. [I will not be able to pay my rent.] or [I will only be able to pay \$#### of my rent.] Pursuant to the Governor’s May 27, 2020 Executive Order attached is [my letter of termination] and/or [my EDD documents] and/or [I work under the table and will provide proof when I can get it.] and/or [proof of increased expenses that are COVID-19 crisis related] and/or [other proof]. Many local jurisdictions have passed tenant protection measures. I may be protected by a stronger local law that limits evictions. In order to document our communication and to avoid misunderstandings, please respond to this email rather than call or visit. Sincerely YOUR NAME.” Do not engage in negotiation other than agreeing to pay a reasonable portion of your rent that you are sure you can afford without putting your health at risk. Do not agree to move. Do not be frightened by threats to file an eviction.

My landlord is threatening to evict me by force: That is a crime. Penal Code Section 418 makes it a crime to evict you by force, or without a court order. It also makes it a crime to turn off any utilities. Civil Code Section 789.3 allows you to sue a landlord that tries to lock you out, or locks you out, or turns off the utilities. Police Departments are inconsistent in enforcing Penal Code Section 418. In general, if a tenant is locked out, officers incorrectly say it is a “civil matter” and you have to sue the landlord to get back in. If the tenant is in possession of the unit, officers will tell the landlord it is a “civil matter” and you have to file an eviction lawsuit to get your tenant out.

We are seeing an increase in harassment, utility terminations and illegal lock outs. This may get worse after the first of April when tenants are unable to pay their rents. If your landlord tries to lock you out or turns off the utilities, call the police and send an email to askanattorney@edn.la or call 213/537-5473.

Can I be evicted right now? Tenants can only be evicted legally with a court order. The Los Angeles Superior Court is closed until June 22, 2020. Eviction cases can be filed but trials are delayed indefinitely. Answers are due on or after 4/17/2020. The filing window is closed. E-filing is available. There is a drop box. If you choose the drop box, videotape yourself dropping the documents off. The following are links to the relevant orders:
<http://www.lacourt.org/pdf/2020-GEN-004-00AdministrativeOrderofPJreCOVID-19-031720.pdf>
<http://www.lacourt.org/pdf/2020-GEN-005-00AdministrativeOrderofPJreCOVID-19-031920.pdf>
http://www.lacourt.org/newsmedia/uploads/142020323185249GO_March232020_FINAL.pdf

This links you to other court orders throughout the State of California that address increased deadlines:
<https://newsroom.courts.ca.gov/news/court-emergency-orders-6794321>

Can the Sheriff lock me out? The LA County Sheriff is not conducting lock outs even if a tenant lost their case before the crisis started. This order could be lifted without warning. Help us fight for a 60-day reprieve from the date the State of Emergency is lifted. For tenants outside of LA County check this link for the status of enforcement in your county.
https://docs.google.com/spreadsheets/d/1mzDgLc1yq7fEE4mjbu2H8fccx5oyk_s8DoOcPYRtiwM/edit#gid=0

¹ Now is the time to become an environmentalist. Don’t buy paper towels – use wash cloths once and then wash them. Don’t buy bottled water or single use plastic bottles – filter or boil and filter your water. And don’t get me started on the toilet paper fiasco – if you didn’t plan ahead and can’t persuade your hoarder neighbors and friends to help you out – soap and water.



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FIND THE LAW THAT PROTECTS YOU

There are no moratoriums. Some local laws provide a defense to eviction for COVID-19 related nonpayment of rent. Some have added limited “just cause” eviction protections. Some include protection from utility termination and parking tickets. See the link to the text for the law that protects you below. Post your questions on the FB Group Stop Gentrification #OnEveryFridge

Jurisdiction	Link to actual language
Entire State	https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20-text.pdf Analysis by CA Housing Advocates: FB #OnEveryFridge files – Click on “EO Analysis 3/27/20 ...”
Entire County LA Superior Court	http://www.lacourt.org/pdf/2020-GEN-004-00AdministrativeOrderofPreCOVID-19-031720.pdf http://www.lacourt.org/pdf/2020-GEN-005-00AdministrativeOrderofPreCOVID-19-031920.pdf http://www.lacourt.org/newsmedia/uploads/142020323185249GO_March232020_FINAL.pdf This links you to other court orders throughout the State of California that address increased deadlines: https://newsroom.courts.ca.gov/news/court-emergency-orders-6794321
Alhambra	https://docs.googleusercontent.com/docs/securesc/ih316n0ba2q8i40au2bd2ev4k6gg7vsp/ba4p6jvdtvr4f6u6ukhpe0goip7a3t61/158532697500/11105565018065126284/06575624569376833281/13Se1YzFDX2BIAI7clbp6CeLp5n5r54-C?e=download&nonce=tim0lseefuflm&user=06575624569376833281&authuser=0&hash=6jk73a2im7ggoaeg4la208a4u7k8d1n1
Baldwin Park	https://www.baldwinpark.com/online-documents/press-releases/2020/2093-city-of-baldwin-park-eviction-news-release/file
Beverly Hills	https://www.beverlyhills.org/cbfiles/storage/files/18897053101710860873/BHOrdinance20-O-2805COVID19Emergency.pdf
Burbank	https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=8995&meta_id=366200
Commerce	http://www.ci.commerce.ca.us/DocumentCenter/View/4748
Culver City	https://www.culvercity.org/home/showdocument?id=1885
El Monte	is a news clipping. Need link to the Ordinance. https://www.sgytribune.com/el-monte-approves-60-day-eviction-moratorium-during-coronavirus-crisis
Glendale	https://www.glendaleca.gov/home/showdocument?id=55361
Hermosa Beach	This is a news clipping. Need link to the Ordinance. https://easyreadernews.com/hermosa-beach-okays-eviction-moratorium-rejects-rent-abatement/
Huntington Park	https://www.hpca.gov/DocumentCenter/View/8162/HP-Resolution-proclamation-COVID-19?bidid=
Inglewood	https://www.cityofinglewood.org/DocumentCenter/View/14118/Executed-Copy---Emergency-Ordinance-COVID19
Long Beach	https://lbpost.com/news/eviction-moratorium-rent-relief-long-beach
Los Angeles - City	https://www.lamayor.org/sites/g/files/wph446/f/article/files/Mayor%20Garcetti%20Emergency%20Order%20-%20March%2015%202020.pdf https://www.lamayor.org/sites/g/files/wph446/f/page/file/March232020OrderEllisalcoholparking_0.pdf
Los Angeles – County	https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf For the portions of Los Angeles that are not incorporated into a city.
Lynwood	http://lynwood.ca.us/wp-content/uploads/2020/03/Public-Order-Under-City-of-Lynwood-Emergency-Authority_ENG_SPA.pdf
Manhattan Beach	https://www.citymb.info/home/showdocument?id=41876
Maywood	https://www.cityofmaywood.com/media/Ordinance/2020/20-01-U%20-An%20Urgency%20Ordinance%20Adopting%20emergency%20Regulations%20related%20to%20tenant%20evictions%20and%20declarin%20the%20urgency%20thereof.pdf
Pasadena	Need link to the Ordinance. This is a news clipping. https://www.pasadenastarnews.com/2020/03/17/pasadena-passes-eviction-moratorium-in-response-to-coronavirus/
Pomona	3/16/2020 Council approved placing a tenant/commercial tenant eviction protection on the next agenda. Will also include suspension of shutoffs of city utilities. Next meeting isn't until 04/05/2020 unless special meeting is called. (Pomona United for Stable Housing is meeting mayor 03/25/2020.)
Santa Monica	https://www.santamonica.gov/press/2020/03/14/city-of-santa-monica-issues-temporary-moratorium-on-evictions-for-non-payment-of-rent-by-residential-tenants-impacted-by-the-novel-coronavirus-covid-19
South Gate	https://www.cityofsouthgate.org/DocumentCenter/View/6164/Executive-Order-Evictions-03-18-20
South Pasadena	https://www.southpasadenaca.gov/home/showdocument?id=19583



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	https://www.southpasadenaca.gov/home/showdocument?id=19573 https://southpasadenan.com/tenants-union-demands-eviction-moratorium-utility-shutoff-halt-in-place-for-south-pasadena/
West Hollywood	https://weho.granicus.com/MetaViewer.php?view_id=16&event_id=1184&meta_id=185597
Whittier	https://online.cityofwhittier.org/OnBaseAgendaOnline/Documents/ViewDocument/REVISED%20PROPOSED%20URGENCY%20ORDINANCE%20(34572).pdf?meetingId=3072&documentType=Agenda&itemId=34572&publishId=15817&isSection=false
Other Jurisdictions in the State	Tenants Together: Scroll down to "Local Organizing Efforts" in this document and search for your City or County. https://docs.google.com/document/d/1G-n_wK1JXuNHc2drqFjq3JdY-8ILG343zvbM5q8Ykx8/edit#
Several have been started.	California Housing Advocates: https://docs.google.com/document/d/1isrlveEywsthl46liawe3kkNvzeocQht6sl3pqLwnQ/edit Anti-Eviction Mapping Project: https://www.antievictionmap.com/blog/2020/3/19/covid-19-emergency-tenant-protections-map SAJE: https://docs.google.com/document/d/1NVoi5tZ3Gb7DHZUGSpYQNI7Li4M7y_Rp_IPxQqL2hs/edit Housing Rights Center: https://docs.google.com/spreadsheets/d/1nqZo8nlnVL_aue2dKHGezvBgcOlyOrHGsqUowufSwl/edit#gid=0 National Lawyers Guild: https://docs.google.com/spreadsheets/d/16fEe8zCDiGlpdP0grQIVeM_Z0pMabGN6pYR_KFySEug/edit#gid=0 Housing Now! https://docs.google.com/spreadsheets/d/1ykObHTzZgJLkKkiBY01HGtNgCAE3EUTQvoTHJeAsTxE/edit#gid=0

YOU WANT STRONGER LAWS? GET INVOLVED - RESPOND TO OUR ACTION ALERTS

The Eviction Defense Network is working in coalition with hundreds of other organizations to secure permanent solutions for tenants and homeowners. We are advocating for actual moratoriums from eviction filings and rent and mortgage forgiveness as well as other policies that will get Californians real and permanent housing security. **Join the following:**

FB Group – Stop Gentrification #OnEveryFridge: <https://www.facebook.com/groups/265405757127698>

City of LA Organizing – <http://healthyla.org>

County of LA Organizing - <https://www.facebook.com/UnincorporatedTenantsUnited/>

Join your local tenant union: <https://latenantsunion.org/en/> for guidance getting connected

Statewide Organization: Alliance of Californians for Community Empowerment: <https://www.acceaction.org>

Pass the Rental Affordability Act: <https://www.housinghumanright.org/about/>

WHAT ELSE CAN YOU DO?

Step 1: Do not panic! Do not spread false information!

Step 2: Do not panic buy! Live w/out non-essentials. Eliminate single use plastic, bottled water (boil and/or filter water) and paper towels. Out of toilet paper? Use soap and water or order a bidet on line.

Step 3: Apply for benefits you are entitled to receive. For a comprehensive guide use this resource guide from Tenants Together: https://docs.google.com/document/d/1G-n_wK1JXuNHc2drqFjq3JdY-8ILG343zvbM5q8Ykx8/edit#

Step 4: Spend frugally. Feed your family. Make logical choices in prioritizing other debt. We are fighting for rent and debt relief.

Step 5: If you cannot pay your rent send an email to your landlord. Follow the instructions above.

Step 6: Practice Extensive Social Distancing. Stay home. If you must work, practice Moderate Social Distancing. Wash your hands often. Don't touch your face. Disinfect often. Disinfect items coming into our home. Avoid having visitors.

Step 7: Keep your spirits up. Get up every day. Shower. Get dressed. Engage in productive activities. Take walks.

Step 8: Acknowledge that it is okay to be apprehensive and frightened and then move away from it. Count your blessings once a day. Acknowledge one opportunity the crisis gives you.

Step 9: For legal assistance email askanattorney@edn.la. If you don't have an email text or call 213/537-5473.

Step 10: Stay positive and strong and thank you for staying informed.