



COVID-19 Residential Eviction Moratorium Factsheet

March 16, 2020 City of West Hollywood declared a local emergency due to COVID-19 and adopted an Eviction Moratorium on evictions for failure to pay rent due to financial impacts related to COVID-19 for the period of the local emergency.

IMPORTANT DATES

- Declaration of the local emergency: March 16, 2020
- The moratorium is in effect until September 30, 2020, unless extended

THE RESIDENTIAL EVICTION MORATORIUM PROHIBITS EVICTION FOR NON-PAYMENT OF RENT OR BASED ON UNAUTHORIZED OCCUPANTS RELATED TO COVID-19

The moratorium creates an affirmative defense to eviction during the local emergency and in the twelve months following. The ordinance is intended to be narrow and no other legal remedies are affected by this ordinance.

A TENANT UNABLE TO PAY A PORTION OR ALL RENT DUE TO FINANCIAL IMPACTS RELATED TO COVID-19 MUST DO THE FOLLOWING EACH MONTH:

- 1. Notify his or her landlord in writing of inability to pay rent within 30 days after the rent is due**
- 2. State the ways financially impacted, for instance:**
 - Caring for myself or family member who is sick with COVID-19
 - Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19
 - Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency
 - Extraordinary out-of-pocket medical expenses
 - Child care needs arising from school closures related to COVID-19
- 3. Provide documentation or an explanation**
 - Guidance on documentation is provided on the back of this form

PAYING DELAYED RENT

The moratorium does not relieve the tenant from eventually paying delayed rent within twelve (12) months after the expiration of the local emergency. The landlord may not charge a late fee or interest on delayed rent.

TEMPLATE LETTER

Available online on the Renter Resources page at weho.org/coronavirus: A template letter a tenant may use to notify his or her landlord of inability to pay rent due to financial impacts related to COVID-19. Tenant should keep a copy of the letter as a record.

**For updates related to COVID-19 and a list of resources visit:
www.weho.org/coronavirus**



COVID-19 Eviction Moratorium Factsheet (Page 2)

Guidance on Financial Impact Documentation

Documentation of financial impact due to COVID-19 must be provided to show inability to pay all or part rent that comes due on or after August 1, 2020. Tenants must attach copies of documentation to the notice of inability to pay rent, or provide the documents within 30 days of providing notice to their landlord of inability to pay rent. Tenants must provide notice to their landlord of inability to pay rent along with the necessary documentation every month they are unable to pay rent.

***Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim.**

Examples of Documentation:

- Proof of being sick with COVID-19 or caring for a household/family member that is sick with COVID-19*
- Letter, email, texts related to lay-off, loss of hours or other income reduction
- Health authority communication about recommendation to stay home, self-quarantine, etc.
- Medical bills
- Receipts/invoices of child-care costs

Explanation:

The documentation should also be accompanied by an explanation that clearly shows how the tenant is impacted and how that impact directly relates to COVID-19. This explanation can include employment status updates, a detailed record of hours worked in previous and present months, details on unemployment or rental assistance being sought, or other explanation of loss or reduction of income due to job loss, furlough, illness, etc.

The tenant template letter mentioned on the front of this form includes a Financial Impact Worksheet to assist tenants in identifying the necessary documentation of financial impact.

**To access a list of Frequently Asked Questions, the tenant template letters and additional resources, visit the Renters Resources page at:
www.weho.org/coronavirus**

