August 6, 2020

The Honorable David Chiu  
California State Assembly, 17th District  
State Capitol, Room 4112  
Sacramento, CA 95814

Re: AB 1436 (Chiu) Tenancy: rental payment default: state of emergency: COVID-19  
City of Beverly Hills – Support

Dear Assemblymember Chiu,

On behalf of the City of Beverly Hills, I am pleased to write to you in SUPPORT of AB 1436, which would prevent unnecessary evictions in the wake of the COVID-19 pandemic by giving tenants and landlords a path to address unpaid rent while keeping tenants housed.

Since Governor Newsom declared a State of Emergency on March 4, 2020 due to the COVID-19 pandemic, millions of Californians have lost their jobs or a significant amount of income. In recognition of this situation, on April 6, 2020, the California Judicial Council adopted an Emergency Rule to effectively halt evictions. This Rule is set to expire 90 days after the Governor’s COVID-19 State of Emergency ends.

A survey conducted by the U.S. Census Bureau between May 21-26, 2020, found 33 percent of California renters reported “little to no confidence” in their ability to pay rent in June 2020. The number of people who cannot pay rent is likely to increase as household savings are depleted and federal relief programs decrease the aid provided to people living in the United States. Under current policy, renters would immediately need to come up with all past due rent when the state of emergency order is lifted, in order to avoid eviction.

AB 1436 provides relief for both the landlord and tenant. This bill allows the property owner to enter into a voluntary written agreement with a tenant to recover unpaid rent. Under AB 1436, the agreement cannot exceed the actual amount of the money owed for unpaid rent, does not include attorney’s fees or costs, late fees, penalties, or interest related to the unpaid rent.
Additionally, AB 1436 provides that the debt owed by the tenant would need to be offset by the amount of any payments, mortgage forbearance, mortgage forgiveness, or property tax reduction obtained from local, state, or federal entities that were provided to the property owner. The agreement also cannot require the tenant to vacate the premises as a condition of satisfying their unpaid rent obligation.

AB 1436 provides protection for tenants during these unprecedented economic times. For these reasons, the City of Beverly Hills is pleased to SUPPORT your AB 1436. Thank you for authoring this important measure.

Sincerely,

[Signature]

Lester J. Friedman
Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Judiciary Committee
    The Honorable Ben Allen, 26th Senate District
    The Honorable Richard Bloom, 50th Assembly District
    Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange