

COVID-19 Eviction Moratorium



On March 15, the City Manager proclaimed a local emergency and on March 16, 2020 the City Council adopted an Urgency Ordinance (Ordinance 20-O-2805) creating a temporary eviction moratorium for non-payment of rent, for both residential and commercial tenants, impacted by the COVID-19 crisis.

The temporary eviction moratorium provides the following for impacted tenants.

An owner cannot:

- Evict for non-payment of rent if the tenant demonstrates that the tenant is unable to pay rent due to **financial impacts related to COVID-19**;
- Evict a tenant for a no-fault eviction unless necessary for the health and safety of tenants, neighbors, or the landlord, except if the tenant or a household member is sick with COVID-19.

For the tenant to demonstrate that they have “**financial impacts related to the COVID-19**”, the tenant must notify the landlord that they lost household income as a result of any of the following:

- They are sick with COVID-19, or caring for a household or family member who is sick with COVID-19;
- They experienced a layoff, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19, including tenants who are salaried or self-employed;
- They are complying with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency;
- They have extraordinary out of pocket medical expenses; or
- They have childcare needs arising from school closures related to COVID-19.

The tenant is required to provide a written notice to the owner with documentation to support their claim that they had a financial impact related to COVID-19. Written notice, with documentation, must be provided within 30 days after the rent is due. Written notice includes email and text message to the owner or property owner’s representative with whom the tenant has previously communicated by text or email.

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The Ordinance applies to nonpayment eviction notices, no-fault evictions, and unlawful detainer actions, based on those notices, served or filed on or after March 16, 2020.

Tenants are not relieved of their obligation to pay rent. Tenants must still pay rent. However, the owner cannot serve a notice or proceed with an eviction, if the tenant claims that they have experienced a financial loss in income as a result of COVID-19 as described above. Tenants will be obligated to pay all rent, except late fees, within six months after the end of the local emergency.

Six months after the end of the emergency, if rent is unpaid, the owner may:

- Charge or collect a late fee;
- May seek eviction or other appropriate legal process to collect rents and late fees owed.

If you receive a 3-day Notice to pay or quit or any other form of eviction notice, please:

1. Contact your attorney for legal advice or contact Bet Tzedek at (323)939-0506. The City of Beverly Hills maintains a contract with Bet Tzedek to provide legal services for City of Beverly Hills income qualified residents free of charge.
2. Contact the Rent Stabilization Division by:
 - a. Phone at (310) 285-1031 or (310) 285-2536. Leave a detailed message including a phone number; and
 - b. Email at bhrent@beverlyhills.org.

Please leave a detailed message, including your contact number and staff will return your call as soon as possible. Please understand both Bet Tzedek and City of Beverly Hills Rent Stabilization Division staff are complying with the Governor's Safe at Home Order. Staff is working from home and will respond as soon as is practicable. We appreciate your understanding during these most difficult circumstances and know that we are here to assist you.

For more information related to COVID-19, please see go to: beverlyhills.org/novelcoronavirus.