



# Los Angeles County Updated COVID-19 Tenant Protections Resolution\*

	June 1, 2022 – January 31, 2023	February 1, 2023 – January 31, 2024
<b>What Protections are Included?</b>	<p><b>Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)—including new pass-throughs or charges.</b></p> <p><b>Protection from evictions for:</b></p> <ul style="list-style-type: none"> <li>• <b>No-Fault evictions reasons</b>, except for qualified Owner Move-in Evictions<sup>1</sup></li> <li>• <b>Nuisance</b></li> <li>• <b>Unauthorized occupants or pets</b></li> </ul> <p><b>Anti-harassment and retaliation protections</b> for all residential, mobilehome space renters and commercial tenants.</p> <p><b>For commercial tenants with 9 or fewer employees:</b> Prohibiting enforcement of personal guarantees for rent incurred on or before 1/31/22.</p>	<p>For tenants who utilized the County’s non-payment of rent protections between <b>July 1, 2022 and January 31, 2023:</b></p> <ul style="list-style-type: none"> <li>• <b>No-Fault evictions reasons</b>, except for qualified Owner Move-in Evictions<sup>1</sup></li> <li>• <b>Anti-harassment and retaliation protections</b> during the Resolution’s protected periods.</li> </ul>
<b>What’s Being Added?</b>	<p><b>Effective July 1, 2022**</b></p> <p>For Tenants whose household income does not exceed 80% of the Area Median Income<sup>2</sup>, eviction protections for <b>nonpayment of rent for rent incurred on or after July 1, 2022, including self-certification to establish an affirmative defense, if <u>one or both</u></b> of the following apply:</p> <ul style="list-style-type: none"> <li>• “Substantial loss” of household income which is a loss of at least 10% (as may be evidenced by pay stubs, letters from employers, etc.)</li> <li>• "Increased costs" in food, fuel, child-care, and/or unreimbursed medical expenses in an amount greater than 7.5% of monthly household income.</li> </ul>	
<b>What’s Going Away?</b>	<p><b>Effective June 1, 2022:</b></p> <p><b>Purchase property date (6/30/2021) requirement for owner move-ins.</b></p> <p><b>Requirement that tenants not be financially impacted by COVID-19 prior to landlord move-in.</b></p> <p><b>Denying entry to landlord, except when entry constitutes harassment.</b></p>	

\* Applies to residential tenants, commercial tenants and mobilehome space renters in unincorporated Los Angeles County and applies to any incorporated city that does not have stronger local protections.

\*\* Between October 1, 2020 and June 30, 2022, the County’s COVID-19 Tenant Protections do not apply to tenants/renters facing eviction for nonpayment of rent due to COVID-19 related financial hardship, as they are preempted by state law.

<sup>1</sup> Landlords can evict a tenant and members of their household in order to move into a single-family home, mobilehome space, condominium unit, and/or two unit(s) in a duplex, or triplex home under certain conditions. Visit <https://dcba.lacounty.gov/noevictions/> for more information.

<sup>2</sup> Income limits established by the California Dept. of Housing and Community Development (HCD): <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>