



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

January 2025 Wildfire and Critical Windstorm Resolution

What is the County's January 2025 Wildfire and Critical Windstorm Resolution (Resolution)?

The Resolution of The County of Los Angeles Board of Supervisors Protecting Qualifying Income Eligible Tenants Directly Financially Impacted By The January 2025 Windstorm And Critical Wildfire Events, effective February 1, 2025, extends eviction protections to residential tenants, including tenants who rent a mobilehome from a mobilehome owner (collectively "tenants"), who were affected by the recent wildfires and windstorms in Los Angeles County ("County Wildfires"). On February 25, 2025, the Los Angeles County Board of Supervisors voted to enact the Resolution to provide tenant protections from February 1, 2025 through July 31, 2025, unless repealed or further extended by the Board.

Who is covered by the Resolution?

The Resolution applies to tenants Countywide, including incorporated cities in Los Angeles County. The Resolution also establishes the County's temporary, emergency tenant protections as the baseline for all incorporated cities within the County. This includes incorporated cities that enact their own local County Wildfires protections, as long as the city's protections do not include the same or greater tenant protections as those provided by the County's Resolution.

Does this mean Landlords can't evict Tenants right now?

No. It is important to understand that the Resolution does NOT prevent an unlawful detainer (eviction) action from being filed. However, it does provide tenants with an affirmative defense against an unlawful detainer (eviction) action. Tenants are encouraged to act quickly if they receive any written notices or court orders from their landlord. Contact [Stay Housed LA](#) for help understanding your rights and to see if you qualify for free legal assistance.

What protections are included in the Resolution?

The Resolution enacts Countywide **temporary eviction protections** for qualified* tenants facing eviction for non-payment of rent due **between February 1, 2025 and July 31, 2025**, as a result of the recent wildfires and windstorms in LA County. Landlords may not impose late fees, interest or other charges on rental debt incurred during the Resolution's protection period.

*A Qualified tenant must meet the following requirements:

1. Have lived in the rental unit since before January 7, 2025;
2. Have earned a 2024 household income equal to or less than 150% of the Area Median Income; and
3. Have begun "**Income Replacement Efforts**," which means enrolling in or applying for:
 - Enrolling in or applying for a relief program for County Wildfires;
 - Unemployment benefits or other qualifying income assistance; or,
 - Be actively seeking employment.

What should Tenants do if they cannot pay rent?

Qualified tenants **must** notify their landlord in writing, under penalty of perjury, of their inability to pay rent due to Direct, Financial Impacts*. Notice must be provided within seven (7) days of rent being due for each month that the tenant is unable to pay the rent or within seven (7) days after the Resolution is adopted for rent due for the month of February 2025. Qualified tenants are encouraged to use the County's sample Self-Certification Notice Template that can be accessed by visiting rent.lacounty.gov.

*Direct Financial Impact means the following:

Direct:

- Qualifying tenant's place of employment or business was destroyed or is uninhabitable due to the County Wildfires and resulted in actual loss of wages;
- The economic impact of the County Wildfires resulted in the Qualifying tenant's employer laying them off or reducing their work hours; or,
- A loss of the Qualifying tenant's clients who were in the County Wildfire impacted areas resulting in a loss of income.

Financial Impact:

- Loss of at least ten percent (10%) of the average monthly household income prior to January 7, 2025.

The Resolution does **NOT** cancel or stop the rent from being owed or stop the accumulation of rent that is owed during the protections period. Qualified tenants should pay rent if they can and are encouraged to work out a payment plan with their landlord during and after the termination of the Resolution.

Are Tenants required to provide supporting documents with the mandated self-attestation?

No. While supporting documents are not required to be submitted with the self-attestation, we highly encourage Qualified tenants to provide their landlords with documents supporting their Direct Financial Impacts. Examples of supporting documents that may be submitted to your landlord include, but are not limited to, the following:

- Pay stubs showing reduced income
- Payment receipts
- Letters from employers, or other evidence of loss of income
- Unemployment benefits or other income assistance programs
- Proof of application or eligibility of a relief program for County emergency
- Job applications or logs reflecting income replacement efforts

You may want to consider removing personal identifying information, including but not limited to Social Security Numbers, ITIN, driver's license numbers, banking information, or any other personal banking information from any supporting documents before sharing.

How long do Tenants have to repay past due rent protected by the Resolution?

Qualified tenants will have up to twelve (12) months following the expiration of the Resolution to repay rental debt incurred during the Resolution's protection period.

What should Tenants do if they receive an eviction notice from a Landlord?

Don't ignore any notices from your landlord! It is important to seek legal assistance in responding to any eviction or "Unlawful Detainer" action filed by a landlord. Tenants who receive an eviction notice should immediately contact [Stay Housed LA](http://StayHousedLA.org) for help understanding their rights and to see if they qualify for free legal assistance, such as responding to notices, short-term rental assistance, and access to other resources. For more information, visit www.stayhousedla.org, or call DCBA at [800-593-8222](tel:800-593-8222). Tenants are not required to leave their units unless they are served with a five (5) Day Notice

to Vacate from the Sheriff's Department. The Resolution provides Qualified tenants with an affirmative defense if they are served with an "Unlawful Detainer" (eviction) or facing other civil actions for rental debt incurred during the Resolution's protections period.

Rent Control Restrictions:

City, County, and State Rent Control protections may apply providing additional protections and requirements for landlords. To learn more about the County's Rent Stabilization Program, please contact (800) 593-8222 to speak with a counselor or click [here](#) to learn more. Call your local city hall to find out if your city may have rent control protections in place.

Still have questions?

- Call a Rent Stabilization Counselor at [800-593-8222](tel:800-593-8222) Monday – Friday, 8:00 am to 4:30 pm.
- Email us: rent@dcba.lacounty.gov
- Schedule an appointment for assistance at your convenience by clicking [here](#).

Disclaimer: This page contains general information and is not legal advice. Readers should consult an attorney for advice on their rights and responsibilities related to the Resolution. Laws are frequently amended, and it is the responsibility of the reader to verify the information contained in the FAQs.