



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

Phase I (February 1, 2022 – May 31, 2022)		Phase II (June 1, 2022 – December 31, 2022)	
<b>What's Staying the Same?</b>	<p><b>Current residential tenant and mobilehome space renter protections extended through May 31, 2022</b>, where not preempted by State law, including:</p> <ul style="list-style-type: none"> <li>• <b>Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)</b>– including new pass-throughs or charges</li> <li>• <b>Protection from evictions for:</b> <ul style="list-style-type: none"> <li>○ <b>No-Fault eviction 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> <li>○ <b>Denying entry to landlord</b></li> </ul> </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><b>Eviction protections for residential and mobilehome space renters:</b></p> <ul style="list-style-type: none"> <li>• <b>Rent Increase Freeze (for rent stabilized units and mobilehome spaces in unincorporated areas)</b>–including new pass-throughs or charges</li> <li>• <b>Protection from evictions for:</b> <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> </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>	
<b>What's Being Added?</b>	<p><b>Effective April 1, 2022</b> - Eviction protections for <b>nonpayment of rent, including self-certification to establish affirmative defense, for all residential and mobilehome space renters</b> due to COVID-19 financial hardship for rent incurred on or after April 1, 2022.</p>	<p><b>Effective June 1, 2022</b>- Eviction protections for <b>nonpayment of rent, including self-certification to establish affirmative defense, for households with income at or below 80% Area Median Income (AMI) ONLY</b> <sup>3</sup> due to COVID-19 financial hardship for rent incurred on or after April 1, 2022.</p>	
<b>What's Going Away?</b>	<p><b>Non-payment of rent eviction protections for commercial tenants to expire January 31, 2022.</b> <sup>2</sup></p>	<p><b>Effective June 1, 2022:</b></p> <p><b>Purchase date (6/30/2021) requirement for owner move-ins.</b></p> <p><b>Requirement for landlord move-in for tenants impacted by COVID-19.</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, as well as incorporated cities in the County that do not have a moratorium in place.

<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> Commercial tenants will have the following time to repay past due rent from March 2020-January 2021: Twelve (12) months those with 0-9 employees; Six (6) months for those with 10-100 employees

<sup>3</sup> Income limits established by the U.S. Department of Housing and Urban Development (HUD): <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>