



NOTICE RE: CITY OF LOS ANGELES EVICTION MORATORIUM ORDINANCE

(City of Los Angeles Only)

www.aagla.org

Apt No.: _____

TENANT(s) / RENTER(s): _____

PREMISES: _____
(Street Address) (City) (Zip Code)

ATTENTION TENANT(s) / RENTER(s): On March 27, 2020, the City of Los Angeles passed an Ordinance (“Eviction Moratorium Ordinance”) amending Section 49.99.2. of the City of Los Angeles Municipal Code, “PROHIBITION ON RESIDENTIAL EVICTIONS.” The provisions of the Eviction Moratorium Ordinance are as follows:

No Owner / Agent shall evict a residential Tenant(s) / Renter(s) for non-payment of rent during the Local Emergency Period if the tenant is unable to pay rent due to circumstances related to the COVID-19 pandemic. These circumstances include loss of income due to a COVID-19 related workplace closure, child care expenditures due to school closures, health-care expenses related to being ill with COVID-19 or caring for a member of the tenant's household or family who is ill with COVID-19, or reasonable expenditures that stem from government-ordered emergency measures.

Tenant(s) / Renter(s) shall have up to 12 months following the expiration of the Local Emergency Period to repay any past due rent. Tenants may use the protections afforded in this section as an affirmative defense in an unlawful detainer action. Nothing in this article eliminates any obligation to pay lawfully charged rent. However, the tenant and Owner may, prior to the expiration of the Local Emergency Period or within 90 days of the first missed rent payment, whichever comes first, mutually agree to a plan for repayment of unpaid rent selected from options promulgated by the Housing and Community Investment Department for that purpose.

No Owner / Agent shall exercise a No-fault Eviction during the Local Emergency Period.

No Owner / Agent shall exercise an eviction during the Local Emergency Period based on the presence of unauthorized occupants, pets or nuisance related to COVID19. D. No Owner shall charge interest or a late fee on rent not paid under the provisions of this article.

An Owner / Agent shall give written notice of the protections afforded by this article with 30 days of its effective date. Failure to provide notice may result in penalties.

HARDSHIP REQUEST DUE TO COVID-19: In the event your income or expenses have been substantially adversely impacted by the COVID-19 pandemic, and you believe that you may have difficulty paying some or all of your rent as it comes due, please complete and return to Owner / Agent the attached “RENT DEFERRAL REQUEST FORM.” **PLEASE KEEP IN MIND THAT UNEMPLOYMENT BENEFITS SUPPLEMENTED BY THE FEDERAL GOVERNMENT ALONG WITH OTHER FEDERALLY SUBSIDIZED FINANCIAL BENEFITS MAY BE AVAILABLE TO ASSIST YOU WITH PAYING YOUR RENT.**

DATED: April 1, 2020

James Engel

(Owner / Agent)



RENT DEFERRAL REQUEST FORM

www.aagla.org

Apt No.: _____

RENTER(s): _____

PREMISES: _____
(Street Address) (City) (Zip Code)

Tenant(s) / Renter(s) hereby represent that due to substantial, adverse financial hardship associated with the COVID-19 (Coronavirus) pandemic, I / we are unable to all or a portion of our rent that will be or was due on _____, 20_____. The COVID-19 pandemic has caused substantial, adverse financial hardship to me / us due to the following reason(s):

_____ Termination of Employment _____ Temporary Lay-Off

_____ Reduction of Work Hours _____ Medical Expenses _____ Child Care

_____ I / We Can Make Partial Monthly Payments in the Amount of: \$ _____

Owner / Agent reserves the right to request verification of financial hardship due to COVID-19, which Tenant(s) / Renter(s) shall provide if requested. I / we understand that any deferment of rent does not in any way forgive the rent this is now due or that becomes due in the future. In the event that Owner / Agent agrees to defer any rent now or in the future due, such accommodation shall be documented in a separate Addendum to the Lease or Rental Agreement.

I/ we declare under penalty of perjury, the information contained in this Rent Deferral Request Form is true and correct.

DATED: _____, 20_____
_____ (Tenant / Renter)

DATED: _____, 20_____
_____ (Tenant / Renter)