



Ensuring Access to Justice
and protecting the right to healthy housing
for tenants in Los Angeles County

COVID-19 TENANT SURVIVAL GUIDE¹

(For California with an LA County Bias²)

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² If you live outside of LA County this guide can still be useful to you. When reading please be attentive to when we are talking about Statewide Protections and when we are focused specifically on LA County or a City within LA County

³ Police response to illegal lock outs has historically been dismal and ineffectual. Since May 29, 2020, it has been dangerous. It appears that the LAPD is only capable of protecting the landlord and escalating the situation. We can no longer recommend that you call the police if the landlord is locking you out illegally.

INTRODUCTION

Landlord Harassment is on the Rise: There are 17 million renter households in California; 1.8 million in Los Angeles County.⁴ An estimated 1/3 did not pay their April and/or May 2020 rent. Landlord harassment is on the rise including illegal lock outs. Landlord attorneys are pushing for evictions to be filed. Landlords are coercing tenants to sign agreements that waive their rights and put their housing at risk.

Don't sign anything without consulting a lawyer. This document has all the information you need to protect yourself. After reading it, if you have questions, send an email to askanattorney@edn.la. We are 14 days behind in answering. You can also call 213/537-5473. This number is reserved for people that don't have an email address or are not literate.

If you have complied with your local COVID-19 Emergency Tenant Protection Measure (ETPM):⁵

1. Put an autoreply on your landlord's emails and read them once a week;
2. Block your landlord's phone from calling or texting and read the texts once a week;
3. Put a sign on your door: "This household is protected by the tenant rights movement. Landlord, please do not knock. If I open the door you will be recorded. Put your request in writing so I can take it to my Tenant Union and our Solidarity Lawyer." Make sure you join a Tenant Union. See page 15.

Need Legal Help:

Step 1: Read this guide.

Step 2: Email askanattorney@edn.la. We are 14 days behind in answering.⁶

Step 3: Wait patiently for a response. We are behind.

Step 4: While you are waiting go on one of these Zoom webinars.

Every Tuesday 6PM. Sponsored by ACCE and staffed by EDN <https://us02web.zoom.us/j/88324434157>

Every Thursday 5PM. Sponsored by the National Lawyers Guild and Co-Sponsored by the Alliance of Californians for Community Empowerment (ACCE), LA Tenants Union, Pasadena Tenants Union, HEART L.A. Inner City Law Center and the Eviction Defense Network (EDN) <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. Sponsored by the Pasadena Tenants Union; staffed by EDN <https://us02web.zoom.us/j/81158846345>

We are on a ship in a storm and we can all survive if we work together and look out for each other.

Rental Assistance Programs for the City and County of Los Angeles: Rental assistance is a band-aid on a bullet wound. Rental assistance creates the false impression that our elected officials are addressing the crisis. We would need 2 billion in LA County alone to start to touch the need. Having said that, for information on the Los Angeles Rental Assistance Programs: <https://hcidla.lacity.org/> <https://www.lacda.org/programs/rent-relief>

COVID-19 Data: The Governor launches COVID data tool: <https://www.gov.ca.gov/2020/06/25/governor-newsom-unveils-california-covid-assessment-tool-an-open-source-model-of-models-that-will-allow-scientists-researchers-and-public-to-access-the-most-current-covid-19-data/>

Know Your Rights in General:

LA List: <https://laist.com/2020/02/14/renters-guide-housing-apartment-rules-los-angeles.php>

NOLO: <https://www.nolo.com/legal-encyclopedia/overview-landlord-tenant-laws-california.html>

⁴ <https://www.scag.ca.gov/Documents/LosAngelesCountyLP.pdf>

⁵ Many refer to these laws as eviction moratoria. Because evictions can be filed, we prefer the term Emergency Tenant Protection Measure (ETPM).

⁶ People without emails or that cannot read can call 213/537-5473.

Temporary Protections - Summary: You are temporarily protected from eviction.

1. The LA County Sheriff is not conducting lock outs until August 3, 2020. For the status of other Sheriff Departments check this tracker. We are not sure it is being updated so please verify. https://docs.google.com/spreadsheets/d/1mzDgLe1yq7fEE4mibu2H8fccx5oyk_s8DoOcPYRtiwM/edit#gid=0
2. Local laws have COVID-19 defenses to eviction. To find your law go on any or all of these links. Each one gives different types of information.

Tenants Together/National Lawyers Guild:

https://docs.google.com/spreadsheets/d/1UNuiCJgZHpkDmAU9g_w4JYdb4FKxC7od8I09fqUyDbA/edit#gid=345329747

Housing Rights Center: https://docs.google.com/spreadsheets/d/1nqZo8nlnVL_auge2dKHGezvBgcOlyOrHGsqUowufSwl/edit#gid=0

3. The Judicial Council issued a Statewide order on 4/6/20. The Clerk cannot issue an eviction Summons until 90 days after the Governor lifts the State of Emergency.⁷ Without a Summons you cannot be evicted.
4. If you get **any** court documents DO NOT file an Answer without consulting a lawyer. Send an email to askanattorney@edn.la. We are 14 days behind in answering. **Subject line:** Perfect I. Tenant. 333 Pleasant Lane LA 90031. Court document.

Stay Informed: Join the FB group COVID 19 Tenant Rights #OnEveryFridge or email info@edn.la for the latest version of this Survival Guide. We are working hard to update regularly.

Do I have to pay my rent? If you have COVID-19 related loss of income or increase in expense that prevents you from paying your rent, you have the option of not paying. The rules vary depending on where you live. To find the law for your area go to page 16-17.

What if I have the rent or part of the rent but I am afraid that later on I will not have enough to eat? Different organizations are giving slightly different advice. The Eviction Defense Network is advising that you make a 4-month budget. What is your anticipated income? What are your anticipated expenses prioritized as follows: 1) food⁸; 2) medical expense; 3) rent; 4) other debt. Make frugal decisions based on your needs. Ultimately a judge or jury will decide if your decisions complied with the law protecting you. Put health first.

Will the rents be canceled? Advocates and activists continue to fight for rent cancellation and mortgage payment relief but we are nearing the end of this legislative session and both the LA City Council and the LA County Board of Supervisors have taken a hard stance that they do not have the authority to #CancelRents.

Because our State Legislature is dominated by landlords, unless a massive number of people rise up to #CancelRents, we are likely to end up with repayment options. The most viable state bill right now is AB1436 (15 month repayment with no eviction option and no credit ding). EDN has endorsed because it delays evictions for at least 20 months giving us more time to fight. SB1410 (voluntary 10 year repayment with weaker eviction protections and tax credits to the owner which will impact the General fund). AB1410 is close to useless as written because it is voluntary. If you want stronger laws go to page 15. Use these hashtags #CancelRent. #CancelMortgages #VacancyControl. #RightToCounsel. #OnEveryFridge⁹

⁷ If you received a notice from the court for a case filed after April 5, 2020, it was an error. The Los Angeles Superior Court corrected the error and promised to alert all tenants that got the incorrect notice. This does, however, mean that your landlord has filed an eviction against you. Your answer is not yet due. Send an email to askanattorney@edn.la for legal assistance. We are 14 days behind in answering.

⁸ Now is the time to become an environmentalist. Don't buy paper towels – use wash cloths once and then wash them. Don't buy bottled water or single use plastic bottles – filter or boil and filter your water.

⁹ In recognition of the fact that we are not all on the internet and that there is a prevalent digital divided problem, help us get tenant rights information and legal resources #OnEveryFridge so that ALL tenants can find help when they need it.

Do I have to send a letter? Depends on where you live. See pages 16-17 for the law that applies to you.

Should I send a letter? Yes. Send a letter a few days before your rent is due each month even if not required by your local Emergency Tenant Protection Measure. Send your evidence even if not required.

1. It is the polite thing to do and if the case goes to trial you will look more reasonable.
2. Landlords with information are less stressed and less likely to harass.
3. We are dealing with 151 jurisdictions. Play it safe. Send the letter and evidence.

Use one of the two letters at pages 25 and 26 of this document. Both letters are designed to help the landlord understand that there are laws that protect you. Politely and firmly let the landlord know that you are not going to put up with harassment. Page 25 is softer. Page 26 harsher. You choose.

If the landlord starts to harass you don't engage. We are seeing tenants respond with anything from equally rude comments to long pleas for forgiveness. A mother of three was nearly arrested because she allegedly threw water at her harassing landlord through a screen door.

Don't engage other than to repeat the mantras provided in the letters and respond once.

1. "I have given the notice and evidence required by law. Please don't ask again."
2. "I do not wish to enter into a payment plan at this time. It is premature. If we work together, we can all get through this crisis. Please look into loan forbearance. Many organizations are fighting for rent and mortgage forgiveness. My situation is too unstable to make an agreement."

See also the handout at page 11 for a step by step response to harassment.

Do I have to send the proof with my letter? This depends on the local law. Find it at page 16-17.

Should I send proof with my letter? Yes. If you have it, send it. But note, the Los Angeles Tenants Union and the Autonomous Tenants Union Network (atuntenants@gmail.com) recommend not providing evidence in solidarity with those that may not be able to provide evidence because they are paid under the table. If you are part of an organized effort and your local Ordinance does not require it, not providing evidence is fine.

How do I prove my COVID-19 reason for not paying the rent? The letters at pages 25 and 26 give you a list that can serve as your guide. Mark what applies. If you are paid under the table mark the section that says that you are not providing proof. Keep the names and contact information of co-workers; we may need them in court. Some jurisdictions have listed bank statements as a way to prove your defense. We think that is too intrusive. It's up to you if you want to provide them.

Absolutely and under NO CIRCUMSTANCES should you tell your landlord that someone in your household is infected with COVID-19. We are seeing harassment as a result of that honesty.

Should I rent strike? Most renters in the State are not going to pay rent because they don't have the rent due to a COVID-19 reason. There are two calls for a statewide rent strikes by ACCE Action and Tenants Together with the demands of #CancelRent #CancelMortgages. There is a call for a local rent strike by the Los Angeles Tenants Union that is being honored by other Tenants Unions - #FoodNotRent. If you have a COVID-19 reason for not paying, you are not going to pay. We think that joining the movement by signing up on one of these websites helps:

https://www.rentstrikemovement.org/?fbclid=IwAR34cC5J18ZxbvxyeolVcbTGUdd4htFSbp7N_D7E13JvIktuO9px06tGM8.

<https://www.tenantstogether.org/campaigns/cancelrent-california>

<https://foodnotrent.org>.

Get involved in an organization that is fighting for better solutions. See page 15 below for a list.

Solidarity Strikers: If you do not have a COVID-19 related reason for not paying the rent and you want to strike in solidarity, consult an attorney. The decision comes with risks you should consider. Send an email to askanattorney@edn.la Subject line: Your name. Your address. Solidarity Striker. See also page 21. We are 14 days behind in answering.

Should I negotiate with my landlord? Wait to be re-employed before negotiating. Do not engage in negotiation other than agreeing to pay a reasonable portion of your rent that you are sure you can afford without putting your health at risk. Do not agree to move. Do not sign a repayment agreement. Do not agree to future payments. Do not be frightened by threats to file an eviction. Do not sign anything without approval from a lawyer that is an expert in the field. We are working to establish a legal support network for tenants in negotiating these agreements beginning 30 days after the State of Emergency ends.

Can the landlord still file an eviction action against me? Yes. They can serve a 3-day notice to pay rent or quit or any other pre-eviction notice. If you don't pay within the 3 days or comply with the notice, they can file an eviction action. This is true even if a local jurisdiction uses strong language that specifically prohibits these actions. The stronger the language, the stronger the defense to any eviction filing. But the eviction lawsuit can be filed. Read your local ETPM. Find a link to it at pages 16 and 17.

On 4/6/2020 the Judicial Council, which is the highest authority in our court system, issued a rule. The clerk cannot issue a Summons for eviction cases. Without a Summons the landlord has no power to force you into the case and cannot get an order to lock you out. You are protected until day 91 after the State of Emergency is lifted by the Governor.

You MUST NOT file an Answer to the lawsuit until you are served the Summons. If you file the Answer the case can move forward because you brought yourself under the power of the court voluntarily.

In an April 13, 2020 email to landlords, eviction attorney Dennis Block urged them to move forward with eviction filings. "... an eviction action can be filed. The court will assign a case number, though a summons will not be issued. The complaint would then be sent to the tenant with an accompanying letter. This letter advises the tenant that a lawsuit has been filed and that there will be no rent forgiveness. The letter seeks to have the tenant contact the landlord, so that an arrangement may be made..."

Stay strong. Do not let the owner force you into an agreement. Do not negotiate until you have steady employment and only with the help of an advocate supervised by a lawyer. We are forming a coalition called ACCESS-LA to help tenants negotiate these agreements starting 30 days after the State of Emergency is lifted. Stay in touch for further developments.

In the City of Los Angeles the tenant can now sue the landlord for not complying with the Emergency Tenant Protection Measures. See page 27 for Private Right of Action letter.

My landlord is harassing me for the full rent? If you live in the City of Los Angeles use the Private Right of Action letter at page 27 to warn your landlord that you intend to sue if they don't stop. If you live in a city with an emergency measure use the letters at pages 25 or 26 of this document. If the landlord harasses you, follow the steps at pages 11. Don't get sucked into a back and forth. Respond once: "I believe I have complied with the requirements under the law. If you are concerned about paying your mortgage, please ask for a 3-month forbearance if you feel you need one. Advocates are fighting for laws to protect both of us." Block the communication as instructed.

I can't pay my utilities? Many of the local emergency orders contain provisions to keep the utilities on and give extensions parking tickets. Please look at the local language to see it that applies to you. Page 16-17.

If there are so many moratoria, why am I getting hassled for the rent?

- Our elected officials need dictionaries. A moratorium is a prohibition on an activity. An eviction moratorium is a prohibition against filing an eviction. Evictions can be filed. There are, therefore, no eviction moratoria. We need to stop calling these laws moratoria. Call them Emergency Tenant Protection Measures (ETPM).
- Our elected officials have kicked the can down the road by delaying evictions and delaying when you have to pay back the rent. What we need is:

#CancelRent #CancelMortgages #VacancyControl #RightToCounsel #OnEveryFridge¹⁰

- **What about the Governor's Moratorium?** The Governor did not issue a moratorium. His Orders can be found at this link: <https://www.gov.ca.gov/category/executive-orders/>

Order N-28-20 (March 16, 2020): Authorized local government to pass laws to protect prevent evictions. <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.16.20-Executive-Order.pdf>

Order N-37-20 (March 27, 2020): Gives a tenant with a COVID-19 reason to not pay rent an extra 55 days to respond to the court IF the landlord files an eviction action and IF the tenant sent a letter to the landlord within 7 days of the rent due date. That Order expired May 31, 2020.: <https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20-text.pdf>

Order N-66-20 (March 29, 2020): Extended prior orders by 60 days from May 29, 2020 including N-28-20 but not N-37.20. <https://www.gov.ca.gov/wp-content/uploads/2020/05/5.29.20-EO-N-66-20-text.pdf>

What if I don't live in California? Connect to resources and activism via at Autonomous Tenants Union Network by emailing atuntenants@gmail.com

Are you telling me that I can be evicted or that I can't be evicted?

- A landlord can file an eviction action.
- The eviction action will be on hold until you are given a Summons.
- The earliest you can be given a Summons is 90 days after the Governor lifts the State of Emergency.

We are fighting for stronger protections. Use these hashtags.

#CancelRent #CancelMortgages #VacancyControl #RightToCounsel #OnEveryFridge

You could be the grain of sand that tips the scale in our favor. Please get involved! See page 15.

What else can I do to protect myself? At pages 23 and 24 is our Evidence Check list for all cases. Start gathering this evidence so that you can exercise all of your rights. Especially document any bad conditions with photographs and video and by calling your code enforcement agency:

1. City of Los Angeles HCID-LA Code Enforcement (311 ask for Housing Department Code Enforcement - <http://hcidapp.lacity.org/ReportViolation/Pages/ReportViolation>);
2. LA County Department of Health Services 888/700-9995 <http://publichealth.lacounty.gov/eh/>.

Also document failure to post required rent stabilization law notices. In the City of Los Angeles for rent stabilized units, for example, two notices must be posted by the mailboxes or lobby or common area or laundry room. Take pictures of all of these areas monthly to document the notices are not posted.

¹⁰ In recognition of a prevalent digital divided problem, help us get tenant rights information and legal resources #OnEveryFridge so that ALL tenants can find help when they need it.

My landlord is threatening to evict me by force: Penal Code Section 418 makes it a crime to evict you without a court order. It is also illegal to turn off utilities. Civil Code Section 789.3 allows you to sue a landlord that tries to lock you out, or locks you out, or turns off the utilities.

Most police departments don't enforce Penal Code Section 418. In general, if a tenant is locked out, police officers incorrectly say it is a "civil matter" and you have to sue the landlord to get back in. We are seeing an increase in harassment, utility terminations and illegal lock outs. If your landlord tries to lock you out or turns off the utilities: 1) call 213/340-4714; and 2) send an email to askanattorney@edn.la. We will discuss whether calling the police is a good idea. Since May 29, 2020 the LAPD has arrived at illegal lock outs ready to evict the tenant in spite of evidence that it is the landlord that is violating the law. For utility termination also call the health department by dialing 211. When sending an email to ask an attorney, write a clear subject line: Your name. Address: Immediate threat of lock out. Step by step instructions at page 9.

Can the Sheriff lock me out? The LA County Sheriff is not conducting lock outs even if a tenant lost their case before the crisis started. This order will lift on August 3, 2020. Check this link for the status of enforcement in your county. Please verify the information with your local Sheriff's Department.

https://docs.google.com/spreadsheets/d/1mzDgLc1yq7fEE4mjbu2H8fccx5oyk_s8DoOcPYRtiwM/edit#gid=0

Am I protected by the federal "moratorium" on eviction? Only if your housing is subsidized or the landlord has a particular kind of federally insured loan.

<https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf>

For updates: [https://nlihc.org/?ct=t\(update_041720\)](https://nlihc.org/?ct=t(update_041720))

To find out if this applies to you: <https://www.consumerfinance.gov/about-us/blog/guide-coronavirus-mortgage-relief-options/>

Keep your relationship with the landlord professional: Even if you are friendly with your landlord, remember that this is a business relationship. No cash. Get receipts. Document everything. Keep emotion out of it. Don't escalate and argument even if the landlord is escalating.

How can I get legal help? After reading this document, email askanattorney@edn.la. People without email or with literacy issues can call 213/537-5473. Please be patient. We are 14 days behind in answering. While waiting for a response attend a webinar. See links on page 2 above.

Good subject lines:

Perfect Tenant. 333 Pleasant Place, LA 90031. 3-day notice to pay or quit

Perfect Tenant. 333 Pleasant Place. LA 90031. Paper from court.

Perfect Tenant. 333 Pleasant Place. LA 90031. Immediate threat to lock out.

Perfect Tenant. 333 Pleasant Place, LA 90031. Immediate threat to shut off utilities.

Perfect Tenant. 333 Pleasant Place. LA 90031. TITLE of the notice you have. Perfect Tenant. 333

Pleasant Place. LA 90031. Other clear description.

Bad Subject line: URGENT!! NEED HELP!

Consultations are free. Donations are appreciated. We are about 14-days behind in responding and we are prioritizing illegal lock outs and illegal utility terminations. Join a webinar while you wait.

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

WORKERS RIGHTS

Bet Tzedek Workers Rights Legal Clinic: <https://www.bettzedek.org/events/employment-rights-walk-in-clinic-2017-05-17/>

California Employment Attorneys Association, at this link: <https://cela.org/index.cfm?pg=FindAMember>
<http://celavoice.org/2020/04/23/how-to-access-paid-time-off-when-caring-for-loved-ones-with-covid-19/>

EDD overview: https://www.edd.ca.gov/Unemployment/After_You_Filed.htm

Information about relief funds: <https://legalaidatwork.org/blog/relief-funds/>

Information about essential workers: <https://www.dir.ca.gov/dlse/Essential-and-Non-essential-Workers.htm>

LA Jobs portal: <https://lajobsportal.org>

Wage replacement and how to apply:

- https://www.edd.ca.gov/about_edd/coronavirus-2019/workers.htm
- <https://www.labor.ca.gov/coronavirus2019/#chart>
- <https://www.labor.ca.gov/pandemic-unemployment-assistance-pua-program/>
<https://legalaidatwork.org/blog/relief-funds/>

IMMIGRANTS RIGHTS

Guide for Immigrant Californians concerning COVID-19: <https://covid19.ca.gov/guide-immigrant-californians/>

Multi-language Summary: <https://docs.google.com/document/d/1IsPLuHoYK6ec7Gzxaw0i7On-NT1Z9IEj/preview?fbclid=IwAR1xvCnGaV2VLjYM-zPE4F5FVUoPlqiY0tkudvG-somr7j1LfCIXYXF5ciw>

California Department of Social Services https://www.cdss.ca.gov/home/fbclid/iwar12shiztdlxcqa5gv-lxwrgyut3jzbrxljmf9u_eyxbccpswmwgqxnvd0

Protestor Rights: <https://www.nilc.org/get-involved/community-education-resources/know-your-rights/protests-what-every-worker-should-know>

OTHER GOVERNMENT BENEFIT RESOURCES

California Department of Social Services
https://www.cdss.ca.gov/home/fbclid/iwar12shiztdlxcqa5gv-lxwrgyut3jzbrxljmf9u_eyxbccpswmwgqxnvd0

Covered California: <https://www.coveredca.com>

Hunger Action LA: <https://www.hungeractionla.org>

LA County is: <http://dpss.lacounty.gov/wps/portal/dpss/main/home/news>

FAQ that addresses reporting issues for CalFresh, CalWORKs, GR, Medi-Cal and immigrant benefit issues too:
<http://dpss.lacounty.gov/wps/portal/dpss/main/home/news?1dmy&page=dept.dpss.home.news.detailhidden&urile=wcm%3apath%3a/dpss+content/dpss+site/home/news/b5c4d7d2-999f-4b75-8d7b-7bf1cb8b0aa2>

Spanish Know Your Rights regarding benefits: <https://youtu.be/JQ6bWCHP-goSEP>

English Know Your Rights regarding benefits: <https://youtu.be/ta5CD9BQfWM>

City of Los Angeles Links to food and other resources: <https://hcidla2.lacity.org/family-source-centers?fbclid=IwAR1mzJ6nGpoA7xNiXh8ImGkTy32YE4oSv4aexnPORB18ryPgYoK5ChBVvto>

GENERAL RESOURCE GUIDES

Alliance of Californians for Community Empowerment: https://www.aceaction.org/covid_19_recurso

Tenants Together: https://docs.google.com/document/d/1G-n_wK1XUNHc2drqFiq3JdY-8ILG343zvbM5q8Ykx8/edit#

Nolo Pres: <https://www.nolo.com/legal-encyclopedia/coronavirus-covid-19-california-eviction-bans-and-tenant-protections.html?fbclid=IwAR0HIfQ-LsKARfW95XdjQrW5nBcuGr8CLWYt7YPJBVMYRkftY5GYaaxZfQY>

WHAT TO DO IF THE LANDLORD IS THREATENING TO LOCK YOU OUT OR SHUT OFF THE UTILITIES

If you are still in the unit AND you are being threatened with an immediate lock out or utility shut off.

Step 1: Call the Eviction Defense Network Lock Out Line 213/340-4714.

Step 2: Send an email to askanattorney@edn.la.

Subject line: Your name. Address. Illegal lock out.

Step 3: Document

Keep a journal that sets out the facts in detail and clearly and un-emotionally.

Take pictures.

Take video.

Emails and texts must be factual and level and clear. Do not be argumentative or hostile.

Step 4: Call all your elected representatives including your City Councilmember, your Board of Supervisors representative, your State Assembly member and your Congressman.

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: How do I find my city council member?

Step 5: Get involved! See page 15 for a complete list of groups you can join.

Step 6: Be safe. Ignore your harassing landlord. Don't escalate.

Step 7: Attend our webinars and clinics

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

WHAT TO DO IF YOU GET A NOTICE TO QUIT

Step 1: Are they accusing you of a bad behavior? Yes.

Step 2: Are you doing the bad behavior and is it bad? Yes.

Step 3: Cut it out or risk eviction!!!

Judicial Council Rule 1 stops evictions until 91 days after the State of Emergency is lifted by the governor except for nuisance behavior by the tenant that presents a health and safety risk.

Step 4: No bad behavior alleged or not committing bad behavior? Email askanattorney@edn.la

Step 5: Figure out if there are emergency laws that protect you in your city by looking at pages 16-17.

Step 6: Keep a journal that sets out the facts in detail and clearly and un-emotionally. Take pictures and video. Emails and texts must be factual and level and clear. Do not be argumentative or hostile.

Step 7: Send an email to askanattorney@edn.la. We are 14 days behind in answering.

Subject line: Your Name. Address. 3-day notice to quit.

Step 8: Attend one of these webinar/clinics while you wait for a response:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

Step 9: If the landlord gives you a lawsuit or you get papers from the court sent an email to askanattorney@edn.la. We prioritize these inquiries.

Subject line: Your name. Address. Court papers.

We need the address to see if you are protected by local Rent Control or the Tenant Protection Act.

Tenants have a lot of protection from eviction during the COVID-19 Crisis except if they commit a nuisance that presents a danger to health and safety.

Step 10: Check yourself and document that you are not doing what you are accused of doing.

Step 11: Check yourself if the landlord is escalating. Stay calm. Don't give them a reason to evict you.

Step 12: Call all your elected representatives including your City Councilmember, your Board of Supervisors representative, your State Assembly member and your Congressman.

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: How do I find my city council member?

Step 13: Get involved! See page 15 for a complete list of groups you can join.

Step 14: Be safe. Ignore your harassing landlord. And get involved!

**WHAT TO DO IF ... YOU ARE BEING HARASSED FOR THE RENT
... LANDLORD WANTS MORE INFORMATION
... GET A 3 DAY NOTICE TO PAY OR QUIT
... YOU GET A PAPER FROM THE COURT**

Step 1: If you did not send your COVID-19 related reason for not paying, do so. See pages 25-26.

Step 2: Check what proof or notification your City has at pages 16 and 17.

Step 3: Comply with the notice and evidence requirements for your City.

Step 4: If the landlord harasses you for information respond once: "I have complied with all the requirements of the laws that protect me."

Step 5: Report the behavior to your local elected official (eg. City Councilmember) and/or local enforcement agency (eg. HCID-LA in Los Angeles).

Step 6: Keep a journal that sets out the facts in detail and clearly and un-emotionally. Take pictures. Take video. Emails and texts must be factual not argumentative or hostile

Step 7: If you get a 3-day notice to pay rent or quit either ignore it or repeat the mantra in the letter: "I have complied with all the requirements of the laws that protect me." In the City of Los Angeles, send the Private Right of Action letter at page 27.

Step 8: If the landlord insists on a payment plan repeat this mantra once: "I do not wish to enter into a payment plan at this time. I think it is premature. Many organizations are fighting for rent and mortgage forgiveness and my situation is too unstable to make an agreement at this time." In Los Angeles, send the Private Right of Action letter at page 27.

Step 9: If the landlord gives you a lawsuit or you get papers from the court send an email to askanattorney@edn.la. If the landlord filed the lawsuit after April 6, 2020 DO NOT file an Answer. Under a Rule passed by the Judicial Council on April 6 (which went into effect April 6), the court will not issue a Summons until 90 days after the Governor lifts the State of Emergency. Send an email to askanattorney@edn.la. Subject line: Your name. Address. Reason you are emailing.

E.g. Perfect J. Tenant. 333 Pleasant Lane, LA 90031: Harassment

Eg. Perfect J. Tenant. 333 Pleasant Lane, LA 90031: 3-day notice to pay or quit

E.g. Perfect J. Tenant. 333 Pleasant Lane, LA 90031: Court papers

We need the address to see if you are protected by local Rent Control or the Tenant Protection Act.

Step 10: Attend one of these webinar/clinics while you wait for a response:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

Step 11: Call all your elected representatives including your City Councilmember, your Board of Supervisors representative, your State Assembly member and your Congressperson.

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: How do I find my city council member?

Step 12: Get involved! See page 15 for a complete list of groups you can join.

Step 13: Be safe. Ignore your harassing landlord. And get involved!

WHAT TO DO IF YOUR LANDLORD WANTS ACCESS TO YOUR UNIT

Step 1: Find out the reason.

1. If it is a general inspection or to show the unit, you have a reasonable reason or defense for not allowing access.
2. If there is a water leak to the unit below and they need access to your unit to make the repair, you should give access.

If you are unsure send an email to askanattorney@edn.la

Subject line: Your name. Address. Request for Access on DATE. We prioritize these situations

Step 2: Keep a journal that sets out the facts in detail and clearly and un-emotionally. Take pictures and video. Take pictures. Take video. Emails and texts must be factual not argumentative or hostile

Step 3: Attend one of these webinar/clinics while you wait for a response:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>
Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>
Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

Step 4: Exercise caution. If the landlord has been harassing you and you think this is a ruse to take you out by force, don't give access. Send an email to askanattorney@edn.la.

Subject line: Your name. Address. Threat of illegal lock out.

Step 5: If you choose to give access do it safely. Mask all your household members. Make sure the workers are masked and gloved. Don't let them touch anything unnecessarily. Disinfect what they touch.

Step 6. If the landlord is being unreasonable, report this violation to your City Councilmember or your Board of Supervisor's member and your local rent board if you have one. Remember that you need to be reasonable too.

Step 7: If the request is unreasonable, call all your elected representatives. City Council. Board of Supervisors. State Assembly.

<https://www.commoncause.org/find-your-representative/addr/>
<https://www.usa.gov/elected-officials>
Google: How do I find my city council member?

Step 8: Get involved! See page 15 for a complete list of groups you can join.

Step 9: Be safe. Ignore your harassing landlord. And get involved!

WHAT TO DO IF YOU GET A NOTICE TO CURE OR QUIT

Step 1: Is there a lease or rental agreement?

Step 2: Are you violating the lease. If yes.

Step 3: Is it a violation that you can safely cure. If yes. Cure it. If not, send an email to askanattorney@edn.la

Step 4: Keep a journal that sets out the facts in detail and clearly and un-emotionally. Take pictures. Take video. Emails and texts must be factual not argumentative or hostile

Step 5: Figure out if there are emergency laws that protect you in your city. See pages 16-17.

Step 6: Send an email to askanattorney@edn.la. We are 14 days behind in answering.

Step 7: If the landlord gives you a lawsuit or you get papers from the court sent an email to askanattorney@edn.la.

Subject line: Your name. Address. Notice to Cure or Quit

We need the address to see if you are protected by local Rent Control or the Tenant Protection Act.

Step 8: Attend one of these webinar/clinics while you wait for a response:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

Step 9: Call all your elected representatives including your City Councilmember, your Board of Supervisors representative, your State Assembly member and your Congressperson.

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: How do I find my city council member?

Step 10: Get involved! See page 15 for a complete list of groups you can join.

Step 11: Be safe. Ignore your harassing landlord. And get involved!

WHAT IS RENT CONTROL AND AM I PROTECTED?

Rent Control laws protect tenants from large rent increases, from the loss of amenities (parking space, laundry room, recreation room etc.) and from evictions without cause.

What is a rent control law? A law that restricts when and how much rent can go up to the present tenant and to the next tenant i.e. has the same controls if there is a change in tenant. This is called vacancy control.

What is vacancy control? A provision in a rent control law that states that if a tenant vacates the unit (moves out) for any reason, the rent for the new tenant is what it would have been for the previous tenant.

What is a rent stabilization law? Restricts when and how much rent can go up but NO vacancy control.

What is just cause protection? Rent can go up without restriction BUT restricts the reasons for eviction.

Are there any rent control laws in the State? No. In 1996, a state law called Costa Hawkins converted what rent control laws we had in the state into rent stabilization laws. However, over time, we forgot the distinction and started calling all laws that restrict rent increases “rent control.”

How do I know if I am protected by a “rent control” law?

STEP 1: Is there a local law in your City or County?

<https://www.tenantstogether.org/resources/list-rent-control-ordinances-city>

<https://www.nolo.com/legal-encyclopedia/california-rent-control-law.html>

<https://antievictionmap.maps.arcgis.com/apps/MapSeries/index.html?appid=9648a716c1514755b7e633837610dcb5>

STEP 2: Is your unit protected by that local law? Each jurisdiction has its own requirements. The trackers above summarize local laws and link you to your jurisdiction’s website.

To determine if your unit is protected in LA County (any jurisdiction)

<http://rentcontrol.ownit.la/?fbclid=IwAR1Qj5S3R45SYqMf22NCYMxFYIqJPuZFSdJp6wcRpxOyPf3cTxZmh-gW1Dg#17/34.076557/-118.207594>

In our next edition we will have more comprehensive resource links for other counties.

STEP 3: If not protected by a local rent control law, are you protected by the Tenant Protection Act of 2019? The TPA protects: 1) all units that are 15 years old or older; 2) except units protected by a local law and 3) duplexes if the owner lives in one of the units; and except 3) single family homes unless the owner is a corporation or a limited liability company with a corporate member.

<https://www.nolo.com/legal-encyclopedia/statewide-rent-control-has-arrived-california-s-tenant-protection-act-of-2019.html>

<https://www.aceaction.org>

<https://www.tenantstogether.org/resources/1482>

Where can I learn more about tenant protection laws? If your city not listed, google it.

History of Rent Control: https://en.wikipedia.org/wiki/Rent_control_in_the_United_States

History (incomplete) of Rent Stabilization in So Cal: <http://projects.scpr.org/timelines/rent-stablization-in-southern-california/>

NOLO: <https://www.nolo.com/legal-encyclopedia/california-rent-control-law.html>

NOLO: Excellent resource for a general explanation but not updated <https://www.nolo.com/sites/default/files/California-Rent-Control-Laws.pdf>

Take Action for stronger rent control Now!!!

https://www.rentcontrolnow.org/protect-renters-now?gclid=EA1aIQobChMIm_66v9De6QIVENbACh2Dwg05EAMYASAAEgItXPD_BwE

Attend one of our webinar clinics

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

DO YOU WANT STRONGER LAWS? GET INVOLVED - RESPOND TO ACTION ALERTS

Step 1: If you are having an issue, in addition to seeking help, call your elected officials. City Councilmember, your Board of Supervisors representative, your State Assembly member and your Congressperson. They need to know what you are going through so they will pass stronger laws next time they are in session.

Step 2: Make a 60 second video sharing your story. For instructions: <http://healthyla.org/share/>. Post your video on social media and tag your elected officials. Use the hashtags #CancelRent #CancelMortgages #VacancyControl #RightToCounsel #OnEveryFridge¹¹

To find your elected officials:

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: How do I find my city council member?

Step 3: FB Group: COVID 19 Tenant Rights #OnEveryFridge to stay informed

Step 4: Join your Tenants Union or a Community Based Organization that Organizes Tenants

Burbank: <https://www.burbanktenants.com>

Glendale: <https://www.glendaletenants.org>

Inglewood: <https://www.facebook.com/InglewoodTenantsUnion/>

Los Angeles City: <https://latenantsunion.org/en>

Los Angeles – County: <https://www.facebook.com/UnincorporatedTenantsUnited/>

Pasadena: <http://pasadenatenantsunion.org/en/>

Pomona: <https://pomonadaylabor.org/blog/2019/06/10/pomona-united-for-stable-housing/>

South Pasadena: <http://www.tenantstogether.org/resources/south-pasadena-tenants-union>

Other Area: Autonomous Tenants Union Network atuntenants@gmail.com

Alliance of Californians for Community Empowerment (ACCE) <https://www.acceaction.org>

Coalition for Economic Survival (CES) <http://www.cesinaction.org>

Inquilinos Unidos <http://www.tenantstogether.org>

Los Angeles Community Action Network (LA-CAN) <https://cangress.org>

People Organized for Community Empowerment (POWER) <https://www.power-la.org>

Strategic Actions for a New Economy (SAJE)

Union de Vecinos <http://www.uniondevecinos.org>

Join a statewide tenants rights organization;

Alliance of Californians for Community Empowerment (ACCE) <https://www.acceaction.org>

Tenants Together <http://www.tenantstogether.org>

Join a coalition making changes in the law

City and County of Los Angeles: HealthyLA.org

State of California – Housing Now!: <https://www.housingnowca.org>

State of California - Tenants Together: <http://www.tenantstogether.org>

Affordable Housing Act: <https://www.housinghumanright.org/about/>

Federal: HealthyLA.org Federal Protections Committee or <https://www.groundgamela.org>

Step 5: Find out about the rent strikes

https://www.rentstrikemovement.org/?fbclid=IwAR34cC5J18IZxbvxyeolVcbTGUdd4htFSbp7N_D7E13JvIktuO9px06tGM8.

<https://www.tenantstogether.org/campaigns/cancelrent-california>

<https://foodnotrent.org>.

Step 6: Attend one of our webinar/Clinics:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

¹¹ In recognition of the fact that we are not all on the internet and that there is a prevalent digital divided problem, help us get tenant rights information and legal resources #OnEveryFridge so that ALL tenants can find help when they need it.

FIND THE STATE AND LOCAL LAW THAT PROTECTS YOU

A moratorium is a prohibition on an activity. Evictions can be filed. Hence there are no moratoria.

Some cities and counties have passed local Emergency Tenant Protection Measures (ETPM) that provide a defense to eviction for COVID-19 related rent; 2) an extension of 3-12 months to pay the rent depending on the jurisdiction; 3) standards on the proof that has to be provided; and 4) in some cases additional protections against displacement. Some of these ETPMs include protection from utility termination and parking tickets.

All tenants in the State are also protected by Judicial Council Rule 1, which prohibits the issuance of a Summons and hence tenants cannot currently be evicted through the court process.

See the link to the text for the law that protects you below. Post your questions on the FB Group Stop Gentrification #OnEveryFridge or send an email to askanattorney@edn.la. We are 14 days behind in answering. Attend one of our webinars while you wait.

See what Matthew Desmond (author of Evicted) and the National Low Income Housing Coalition think about the laws our elected officials have passed. <https://evictionlab.org/covid-policy-scorecard/>

Jurisdiction	Link to actual language
Governor (Statewide)	https://www.gov.ca.gov/category/executive-orders/ Order N-28-20 (March 16, 2020): Authorized local government to pass laws to protect prevent evictions. https://www.gov.ca.gov/wp-content/uploads/2020/03/3.16.20-Executive-Order.pdf Order N-37-20 (March 27, 2020): Gives a tenant with a COVID-19 reason to not pay rent an extra 55 days to respond to the court IF the landlord files an eviction action and IF the tenant sent a letter to the landlord within 7 days of the rent due date. That Order expired May 31, 2020.: https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20-text.pdf Order N-66-20 (March 29, 2020): Extended prior orders by 60 days from May 29, 2020 including N-28-20. https://www.gov.ca.gov/wp-content/uploads/2020/05/5.29.20-EO-N-66-20-text.pdf
State Judicial Council (Statewide)	https://newsroom.courts.ca.gov/news/court-emergency-orders-6794321 https://wclp.org/summary-california-courts-emergency-rule-on-evictions-and-foreclosures/
LA Superior Court County-wide	http://www.lacourt.org/newsmedia/ui/covid19NewsCenter.aspx This links you to other court orders throughout the State of California that address increased deadlines
Un-Incorporated Los Angeles County AND Any city not Protected by a Local Emergency Tenant Protection Measure.	We are hoping that the County Board of Supervisors will invalidate any law that does allow 12 months to repay the COVID-19 rent debt and to self-certify loss of income or increased expense. How to figure out if you are in LA County: http://rentcontrol.ownit.la/?fbclid=IwARIQj5S3R45SYqMf22NCYMxFYIqJPuZFSDJp6wcRpxOyPf3eTxZmh-gW1Dg#17/34.076557/-118.207594 https://dcba.lacounty.gov/coronavirus/ https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf http://file.lacounty.gov/SDSInter/bos/supdocs/145198.pdf https://dcba.lacounty.gov/noevictions/

<p>“Trackers”</p> <p>Other Jurisdictions in the State</p> <p>Each of these Trackers has It’s benefits.</p> <p>Check them out.</p>	<p>Tenants Together/National Lawyer’s Guild: https://docs.google.com/spreadsheets/d/1UNuiCJgZHpkDmAU9g_w4JYdb4FKxC7od8109fqUyDbA/edit#gid=345329747</p> <p>Housing Rights Center: https://docs.google.com/spreadsheets/d/1nqZo8nlnVL_auqe2dKHGezvBgcOlyOrHGsqUowufSwl/edit#gid=0</p> <p>Healthy LA/Inner City Law Center https://docs.google.com/spreadsheets/d/1ZSxwkoTXftRDQrz_CphsuPcgHnrwfKhiuVuemidEEp4/edit#gid=0 https://docs.google.com/document/d/17uALLBrvi8bjpX3UAvjCBD0sZ2p6tMtrfBdCdbGmQYY/edit?usp=sharing</p> <p>SAJE: https://docs.google.com/document/d/1NVoi5tZ3Gb7DZHUGSpYQNI7Li4M7y_Rp_IPxQqL2hs/edit</p> <p>California Housing Advocates: https://docs.google.com/document/d/1isrlveEywsth146liawe3kkNvzeocQht6sl3pqkLwnQ/edit</p> <p>Anti-Eviction Mapping Project: https://www.antievictionmap.com/blog/2020/3/19/covid-19-emergency-tenant-protections-map</p> <p>NOLO PRESS: https://www.nolo.com/legal-encyclopedia/coronavirus-covid-19-california-eviction-bans-and-tenant-protections.html</p>
<p>Federal Tenant Protections</p>	<p>https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf</p> <p>https://nlihc.org/federal-moratoriums</p> <p>To find out if this applies to you: https://www.consumerfinance.gov/about-us/blog/guide-coronavirus-mortgage-relief-options/</p> <p>https://www.nhlp.org/campaign/protecting-renter-and-homeowner-rights-during-our-national-health-crisis-2/</p>
<p>Tenant Protection Laws in the Los Angeles Area</p>	<p>Baldwin Park: https://www.baldwinpark.com/online-documents/public-notice/ordinances/1919-urgency-ordinance-1444-regulating-rent</p> <p>Beverly Hills: https://www.beverlyhills.org/cbhfiles/storage/files/19657303021117647146/TenantLandlordRightsResponsibilitiesHandbook.pdf</p> <p>City of Commerce: Could not find a guide.</p> <p>Culver City: Nothing on their website and the Guide I found I have not read. Will update later.</p> <p>Gardena: https://www.cityofgardena.org/fair-housing-foundation/</p> <p>Inglewood: https://www.cityofinglewood.org/1264/Housing-Protection-Initiative</p> <p>Glendale (Just Cause): https://www.glendaleca.gov/government/departments/community-development/housing/rent/just-cause-eviction-ordinance</p> <p>Los Angeles: https://la.curbed.com/2018/6/4/17302800/rent-control-los-angeles-rules-guide Find out if you live in an RSO property. It's easy! Text to 1-855-880-7368. https://hcidla2.lacity.org/What-is-Covered-under-the-RSO</p> <p>Santa Monica: https://www.smgov.net/Overview.aspx</p> <p>Thousand Oaks: https://www.toaks.org/departments/community-development/housing/affordable-housing-program/rental-assistance-programs</p> <p>Unincorporated LA County: https://dcba.lacounty.gov/rentstabilization-ordinance/</p> <p>WeHo: https://www.weho.org/home/showdocument?id=15066 Guide: https://www.weho.org/home/showdocument?id=15066 Ordinance Link: https://www.weho.org/city-government/rent-stabilization-housing/rent-stabilization/evictions-and-relocations</p>
<p>State Tenant Protection Act</p>	<p>If you are not protected by a stronger law, you are protected by this law except:</p> <ol style="list-style-type: none"> 1. If your unit is less than 15 years old; 2. Or you live in a duplex and the owner lives in one of the units; 3. Or you live in a single family home unless that single family home is owned by a corporation or an LLC with a corporate partner.

SUMMARY OF LA COUNTY PROTECTIONS

<https://dcba.lacounty.gov/noevictions/>

You are protected by this law if: 1) You live in an unincorporated part of the county; 2) you live in a City that does not have its own emergency law; 3) you are a commercial tenant and your City's emergency law does not protect commercial tenants; 4) you are a mobile home tenant and your City's emergency law does not protect mobile home tenants.

On March 19, Supervisor Kathryn Barger, Chair of the Los Angeles County Board of Supervisors, signed an Executive Order on residential and commercial evictions in the unincorporated areas of Los Angeles County due to the COVID-19 pandemic.

This Emergency Tenant Protection Measure is retroactive to March 4, 2020, the date of the County's declaration of an emergency, and has been extended through July 31, 2020. The Board will consider whether to extend it each month.

On March 31, 2020 the Los Angeles County Board of Supervisors placed a temporary rent freeze on County rent stabilized units in the unincorporated areas of Los Angeles County.

The County's emergency measures include protections for: 1) Nonpayment of rent, if the tenant can show they have been financially impacted by the health emergency; 2) No Fault reasons, such as owner/relative move-in or Ellis Act evictions; 3) Violations due to additional occupants, pets or nuisance related to COVID-19

Summary of County Protections. <https://covid19.lacounty.gov/tenants-and-landlords/>
Phone: (833) 238-4450. **Email:** rent@dcba.lacounty.gov

You can make a complaint of any violation including harassment. If you are given information that is contrary to what we have said in this Survival Guide, send an email to askanattorney@edn.la. We are 14 days behind in answering.

NOTE: Government entities are encouraging tenants to sign repayment agreements. We think this is premature and could get you evicted. We recommend that tenants NOT enter into payment plans for the COVID-19 rent they are unable to pay until AFTER the state of emergency is lifted. Before signing any agreement to repay attend one of these webinars:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM <https://us02web.zoom.us/j/81158846345>

We will be setting up a counseling program to assist in negotiating repayment agreements that do not put your housing at risk. Look out for announcements about the ACCESS-LA Program.

Tenant rights advocates continue to work for stronger protections including: 1) Private Right of Action to sue a landlord for violating the Emergency Tenant Protection Measures; 2) Prohibiting evictions for COVID-19 related debt; and 3) Making the protections of the county the base and invalidating any other local law within the county that is not as strong as the county's.

Get involved by signing up at <http://healthyla.org/join-the-coalition/>

For the current HealthyLA Action alert check here: <http://healthyla.org/take-action/>

SUMMARY OF LA CITY PROTECTIONS Effective until the Mayor Lifts the State of Emergency

<https://hcidla2.lacity.org/covid-19-renter-protections?fbclid=IwAR2GdzaiCzywyGZ7ibGosnb1h-lltBhmAKvkP4lrw-0YOrYCSMhIdgkconI>

On March 15th, Los Angeles Mayor Garcetti issued an Emergency Order which implemented measures to protect the public and contain the risk of contracting the COVID-19 virus. On March 23rd the Mayor issued temporary eviction protection orders on evictions for non-payment of rent. Additional orders went into effect March 31, 2020 [Ordinance No.186585](#) and May 12, 2020, [Ordinance No. 186606](#),

Landlords in Los Angeles are required to give the COVID-19 Renter Protections Fact Sheet (Protections Notice) to their tenants by May 27, 2020 per Ordinance 186606. Starting May 12, 2020, and for 12 months after the local emergency period expires, a landlord must also include the Protections Notice when serving any eviction notice. The Protections Notice must be in the language predominately used by the tenant.

After March 30, 2020 and until one year after the local emergency period ends, rents cannot go up at all for units protected by the Los Angeles Rent Stabilization Ordinance, with some exceptions (<https://hcidla2.lacity.org/Overview-of-Cost-Recovery-and-Rent-Adjustment>) Rent increases are not retroactive and do not accumulate during the one year period.

Your rental unit may also be protected by the City's Rent Stabilization Ordinance (RSO), if the property was built on or before October 1, 1978.

Summary of the protections in place for residential tenancies.

1. No owner can evict a residential tenant for nonpayment of rent if the tenant is unable to pay rent due to circumstance related to the COVID-19, such as:
 - Loss of income due to workplace closure or reduced hours due to COVID-19
 - Loss of income or increased child care expenditures due to school closures
 - Health care expenditures stemming from COVID-19 infection of the tenant or a member of the tenant's household who is ill with COVID-19
 - Reasonable expenditures stemming from government ordered emergency measures.
- Tenants have up to 12 months following the end of the local emergency to repay any back rent due.
2. No property owner shall exercise a No-fault Eviction during the Local Emergency Period. No-Fault evictions means those not based on an alleged fault of the tenant.
3. No property owner may withdraw an occupied residential unit from the rental housing market under the Ellis Act.
4. A property owner must provide a copy of the (Protections Notice) by May 27, 2020 to all residential tenants in the City of Los Angeles. For 12 months after the expiration of the Local Emergency Period, a copy of the [Protections Notice](#) must be provided, when the property owner intends to issue an eviction notice.
5. Landlords may not evict tenants due to the presence of unauthorized occupants, pets or nuisance related to COVID-19.
6. Landlords may not charge interest or late fees on unpaid rent due to COVID-19.
7. Landlords that violate Ordinance #186606, can be sued by the tenant in a civil proceeding, if the tenant sends a written notice to the landlord of the violation and allows the landlord 15 days to comply.

How will the City implement the residential eviction moratorium?

Affirmative Defense to an Eviction

Tenants facing eviction have an affirmative defense if the proposed eviction is for non-payment of rent and the tenant's inability to pay rent results from circumstances related to the COVID-19 emergency. Tenants or their attorneys can raise the existence of this moratorium as a defense in an Unlawful Detainer action. Tenants and their attorneys may argue that they are an Affected Tenant by providing documentation to the Landlord that they have lost substantial income.

Tenants should notify their landlord of their inability to pay the full rent before the due date. The Governor's Order indicates a tenant must notify their landlord in writing before rent is due or within 7 days after the rent due date. The L.A. City Ordinance does not require tenants to provide their landlord notice or documentation if unable to pay rent due to COVID-19, but tenants should keep documentation in the event of a court action.

HCIDLA Administrative Process

Additionally, the Los Angeles Housing + Community Development Department (HCIDLA) will intake tenant complaints and inform both landlords and tenants of the requirements of the renter protections. HCIDLA will conduct an investigation similar to the existing process for enforcement of tenant protections under the City's Rent Stabilization Ordinance (RSO).

Complaints can be filed: Electronically at: hcidla.lacity.org/File-a-Complaint Telephone Hotline at **(866) 557-7368**. Complaints will be assigned to a Housing Investigator, who will investigate the tenant's claim and advise the landlord and tenant of their findings.

For other orders issued by the Mayor go to <https://www.lamayor.org/COVID19Orders>. Note that the Mayor has said that the utilities will not be turned off for nonpayment of rent. If your landlord tells you that they can't pay them because you are not paying your rent, tell them that it is illegal for the utilities to be turned off the Mayor has suspended utility terminations for nonpayment during the local state of emergency.

The Los Angeles Housing Department is encouraging tenants to enter into payment plans. Again, we think this is premature and recommend you do not enter into a payment plan until you are re-employed and the COVID-19 Crisis has ended. We will be setting up a counseling program to assist in negotiating repayment agreements that do not put your housing at risk. Look out for announcements about the ACCESS-LA Program.

To reach the Housing and Community Investment (HCID-LA) <https://hcidla.lacity.org>. You can make a harassment complaint and any other complaint of any violation. If you are given information that is contrary to what we have said in this document, send an email to askanattorney@edn.la. We are 14 days behind in answering.

To find out if you live in a LARSO property. It's easy! Text to 1-855-880-7368.

SPECIAL ADVICE FOR SOLIDARITY STRIKERS

What is a Solidarity Striker? Someone who does not have a COVID-19 reduction in income or increased expenses but wants to strike in solidarity with their neighbors in order to make a political statement to our elected officials about the need to #CancelRents and #CancelMortgages.

What should Solidarity Strikers Consider?

1. You are making a statement by breaking the law (in this case a civil law);
2. If the case moves forward to trial, unless the owner makes an error in the notice and/or violates a local rent control law (if there is one) and/or there is a substantial breach of the warranty of habitability (i.e. very bad conditions), you will have no defense to the eviction action and you will likely lose the case;
3. Unless we win #VacancyControl, if you are in a below market rate rent stabilized/rent controlled unit, the owner will be very motivated to kick you out.
4. It is safer to strike in solidarity if you are part of a building-wide tenant association with specific strike demands such as repairs, rent roll backs, reduced COVID-19 re-payments and/or extended payment plans;
5. It is safer to strike in solidarity if you are part of a Tenant Union or other membership-based group.
6. It is safer to strike in solidarity if you identify an attorney that can work with you to identify other possible defenses to the eviction action and commits to represent you.
7. Consider very carefully that if you publicly say that you are a solidarity striker it could be used against you in court. This includes social media and zoom webinars.

What are the consequences of losing an eviction?

1. Loss of home;
2. Eviction on record;
3. Debt to landlord that accumulates 10% interest per year and large collection penalties.

Can I strike in solidarity and then change my mind? If you do not pay the rent within the 3-day period of a 3-day notice to pay rent or quit, the tenancy officially ends. You can continue to live in the unit until the court decides the case. but you are in fact living in the unit unlawfully. That is why the law suit to eviction is called an “unlawful detainer.”

There are two ways to re-instate your right to stay in the unit: 1) persuade the owner to make an agreement with you; or 2) win the case. So, the answer is no, you can't start to strike and then change your mind. You have to commit within the 3-day period of the notice.

What other things should solidarity strikers do?

1. Document everything. Take pictures and video.
2. Keep a journal that sets out the facts in detail and clearly and un-emotionally.
3. Emails and postings must be factual. Not argumentative.
4. Send an email to askanattorney@edn.la. We are 14 days behind in answering.
5. Attend our webinars:
Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>
Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>
Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

WHAT ELSE CAN I DO?

Step 1: Do not panic! Do not spread false information!

Step 2: Do not panic buy! Live w/out non-essentials. Eliminate single use plastic, bottled water (boil and/or filter water) and paper towels. Groundgame LA has a nice essentials guide. https://docs.google.com/document/d/1U48bFH_tb91rfsiusgcMirmj_h3-46uVH3C6Ro3Ukic/edit. Note that when they say to keep water on hand, they don't mean buy bottled water. They mean re-fill your PBA-free water containers with filtered water from your sink.

Step 3: Apply for benefits you are entitled to receive. See page 8

Step 4: Spend frugally. Feed your family. Make logical choices in prioritizing other debt. We are fighting to #CancelRent.

Step 5: If you cannot pay your rent send a letter/email/text to your landlord. Follow the instructions at pages 3-4 above and use one of the letters at pages 25-26.

Step 6: Practice Extensive Social Distancing. Stay home.¹² If you must work, practice Social Distancing. Wash your hands often. Don't touch your face. Disinfect often. Disinfect items coming into our home. Avoid having visitors.

Step 7: Get involved! See page 15 for a list of groups you can join.

Step 8: Keep your spirits up. Get up every day. Shower. Get dressed. Engage in productive activities. Take walks while practicing Social Distancing.

Step 9: Acknowledge that it is okay to be apprehensive and frightened and then move away from it. Count your blessings once a day. Acknowledge one opportunity the crisis gives you every day.

Step 10: After reading this Survival Guide, if you have questions or need help, ask for legal assistance by sending an email to askanattorney@edn.la. We are 14 days behind in answering.

If you don't have an email address, text or call 213/537-5473.

Step 11: Attend one of our webinar/Clinics while you wait for a response:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

Step 12: Stay positive and strong and thank you for staying informed.

¹² We support the Black Lives Matter protests. Please wear a mask and gloves and be safe.

PROVING YOUR CASE - EVIDENCE NEEDED: DO YOU WANT TO WIN?

<p align="center">BACKGROUND AND RENT LEVEL</p> <p>[X] All rental agreements with all landlords [X] All proof of rent payment from the beginning [X] All notices and letters to and from all landlords [] Proof that you pay utilities</p> <p>STAFF: Verify there are no illegal rent increases. Initial here that it is done: _____</p>	<p align="center">DISCRIMINATION/REASONABLE ACCOMODATION</p> <p>If there is a connection between your case and a disability ask for a Reasonable Accommodation.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housing Rights Center 800/477-5977 <input type="checkbox"/> Fair Housing Foundation 800/466-3247 <input type="checkbox"/> Fair Housing Council San Fernando 818/373-1185
<p align="center">IF YOU PAID THE RENT</p> <ul style="list-style-type: none"> <input type="checkbox"/> Copy of the front and back to show it was cashed (send immediately for proof; it takes time) <input type="checkbox"/> Copy of the money order stub or receipt, <input type="checkbox"/> Carbon of check (do not remove from register) <input type="checkbox"/> Proof you mailed the rent payment <input type="checkbox"/> Evidence of agreement to pay after notice period 	<p align="center">OWNER/FAMILY/MANAGER MOVE-IN</p> <ul style="list-style-type: none"> <input type="checkbox"/> Evidence of empty units in the building <input type="checkbox"/> Evidence of other units owned by landlord <input type="checkbox"/> Evidence landlord tried to evict you, raise your rent <input type="checkbox"/> Evidence the owner tried to evict another tenant or buy off another tenant <input type="checkbox"/> Evidence/photos of present home of occupant <input type="checkbox"/> Evidence/photos of present neighborhood
<p align="center">YOU OWE THE RENT</p> <p>[X] If you want to move we are likely to get you time to move and a forgiveness of the rent. BUT, you do owe the rent until you give up the unit, even if the landlord refuses to accept it and even if you have a judgment in a prior case for \$0 rent.</p> <p>[X] Buy cashier's checks or money orders from your bank, Continental Express or Western Union ONLY.</p> <p>[X] Buy cashier's checks or money orders for every month as it becomes due. Make a copy. Separate the stub/receipt and keep all three in safe place. If you lose both you can't get your money back.</p> <p>To avoid eviction or a new case being filed, pay as instructed in any 3-day notice. If instructed to pay by mail, send priority mail with delivery confirmation/no signature required.</p> <p>Bring your rent in certified funds to court if you want to stay. If your case is dismissed or you win by judgment, you must pay your rent immediately.</p>	<p align="center">WASTE/DAMAGE/HOARDING/NUISANCE</p> <ul style="list-style-type: none"> <input type="checkbox"/> Picture of the condition in the notice <input type="checkbox"/> Old pictures of the same condition if you have <input type="checkbox"/> Current picture of the condition <input type="checkbox"/> Receipts of repairs or cleaning supplies <input type="checkbox"/> Receipts for storage unit <input type="checkbox"/> Evidence you were not home when incident happened (see Non-Service) <input type="checkbox"/> Get someone to re-create what the landlord alleges happened and make sure they can testify as witnesses
<p align="center">PROOF OF OWNERSHIP</p> <p>[X] Certified copy of the deed for the property. Not needed if the Plaintiff is the owner. If the document is long, only get the page that says who is the owner.</p> <p>Go to the Recorder's office located at:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12400 Imperial Hwy #227, Norwalk 90650, 562/462-2133 <input type="checkbox"/> 1701 S. La Cienega Blvd. 6th Flr, LA 90045, 310/727-6142 <input type="checkbox"/> 14340 W. Sylvan St, Van Nuys 91401, 818/374-7191 <p>Call for hours. Make sure all pages are stamped.</p>	<p align="center">UNREGISTERED/INOPERABLE VEHICLE</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proof the vehicle runs. Eg. Videotape of vehicle being driven with license plate showing <input type="checkbox"/> Current DMV registration <input type="checkbox"/> Proof of any mechanic work recently done to vehicle <p align="center">COVID-19 RELATED LOSS OF INCOME</p> <ul style="list-style-type: none"> <input type="checkbox"/> Discharge letter <input type="checkbox"/> EDD documents <input type="checkbox"/> Receipts for expenses <input type="checkbox"/> Proof children not in school <input type="checkbox"/> Statements from co-workers <p align="center">UNAUTHORIZED PET</p> <ul style="list-style-type: none"> <input type="checkbox"/> Written permission to have the pet <input type="checkbox"/> Proof you had the pet from the start of the tenancy <input type="checkbox"/> Proof the owner knew you had the pet <input type="checkbox"/> Old and recent pictures of the pet in the unit that can be tied to a time <input type="checkbox"/> Letters you gave landlord about the pet <input type="checkbox"/> Proof your pet is licensed <input type="checkbox"/> Veterinarian bills and/or proof of immunization <input type="checkbox"/> Proof pet was removed or given away

CONDITION OF YOUR UNIT

Request an inspection of your unit

- LA Housing Department: Call 311
- LA Building & Safety: Call 311
201 N. Figueroa St., 1st Floor
- Your City's Code Enforcement Agency: 211/411
- Health Department: 888/700-9995
- Get the inspector's card
- CERTIFIED copies of all reports with stamp on all pages

Certified copy of Certificate of Occupancy with stamp on all pages (illegal units)

[X] Pictures: Take at least weekly from now on. Make sure you know the date it was taken. Print the best one of each shot for each day preferably on 8.5 x 11 paper. Your home must look clean and neat.

- Of repairs needed in your unit
- Of outside (failure to maintain common areas)
- To show configuration (illegal unit).
- To show only one electric meter (illegal unit).
- Of all walls of laundryroom, common areas and mail box area (absence of required notices)
- Lay roach motel or rodent trap and photograph daily until full. Replace to show frequency that animals fall.

Receipts: Receipts for all repairs you made.

PROOF SOMEONE LIVES SOMEWHERE
(Unauthorized Occupants and Pre Judgment Claims)

If you are trying to prove someone lives in the unit or lives somewhere else you need lots of examples dating from the date you are trying to prove to the present with the person's name and the address.

- A lease with the person's name on it
- Notices from the landlord with the person's name
- Letters to and from the person about the person
- Utility bills in the person's name
- Voter registration for the person
- Driver's License or ID with the address on it
- Tax records with the address on them
- Car registration with this address
- Car insurance person owes at this address
- Bank statements and other bills with the address
- School records proving child lived in the house
- Lots of letters with postmarks and the address
- Photos of the person in the unit (eg. birthdays)
- Birth certificate
- Marriage certificate
- Pictures of where people sleep
- Pay stubs with the address
- Medical records with the address
- Immigration documents with the address
- Hotel bill to prove they moved out within 3 days

RENT CONTROL

CERTIFIED copy of "Declaration of Registration status and payment of SCEP fees." M-F 9-4PM:

- 3550 Wilshire Blvd, 15th Fl, LA, 90010
- 690 Knox St #125, Torrance 90502
- 6640 Van Nuys Blvd, Van Nuys 91405
- 2215 North Broadway, LA 90032
- WeHo City Hall 8300 Santa Monica Blvd.
- Santa Monica 1685 Main Street, Room 202

Give lowest address on property. Tell us right away if your property is not in their database.

Complain to Rent Control Agency:

- Los Angeles: 311
- West Hollywood: 323/848-6450
- Santa Monica: 310/458-8411

WITNESSES

We need the names and phone numbers of everyone who has personal knowledge of your side of the story. Personal knowledge means that they saw it with their own eyes or heard it with their own ears.

Name	Phone	Defense

OTHER

NON-SERVICE

Evidence that you were not home when landlord says you were served the [] notice or []summons

- If at work: pay stubs, timesheets, witnesses
- If shopping: receipts, witnesses
- If traveling: boarding pass, receipts, hotel

Please acknowledge receipt of this form. Acknowledge that you understand.

Date: _____

Signature: _____

**COVID-19 EMERGENCY
NOTIFICATION TO LANDLORD**

Notice to your landlord can be by text, email or US mail. We recommend you send by email and US mail.
To avoid entering the post office video tape yourself mailing it at a mailbox on the sidewalk.

Name of Landlord: _____

Address of Landlord: _____

Email address of Landlord: _____

Re: Tenant name: _____

Tenant address: _____

Dear _____:

I have had a temporary loss of income and/or increased expenses due to the COVID-19 Crisis. As a result:

_____ I will not be able to pay my rent; or

_____ I will only be able to pay \$_____ my rent.

I do not wish to enter into a payment plan at this time. I think it is premature. Many organizations are fighting for rent and mortgage forgiveness and my situation is too unstable to make an actual agreement.

I have the option of providing you my documentation now or later. Attached is:

_____ My letter of termination

_____ My EDD documents

_____ Proof of increased expenses that are COVID-19 crisis related

_____ Other Proof. I decline to provide bank states as they are not relevant.

_____ I will provide proof when I can get it or by the appropriate due date. None of the laws that protect me require that I provide proof at this time. If you send me a menacing letter or email demanding proof I will remind you that I have complied by sending this letter.¹³

In order to document our communication and to avoid misunderstandings, please respond to this email via email or in writing rather than call or visit.

Sincerely,

PRINT YOUR NAME

¹³ Proof is not required at this time for compliance with the Judicial Council Rule, Governor's Emergency Order or City of LA Order or LA County Supervisors Order for unincorporated parts of the County. All others, please read the law that applies to your city.

COVID-19 EMERGENCY - NOTIFICATION TO LANDLORD

Notice to your landlord can be by text, email or US mail. We recommend you send by email and US mail.
To avoid entering the post office video tape yourself mailing it at a mailbox on the sidewalk

Date: _____

Name of Landlord: _____

Address of Landlord: _____

Email address of Landlord: _____

Re: Tenant name: _____ Tenant address: _____

Dear _____:

I have had a temporary loss of income and/or increased expenses or have otherwise been affected due to the COVID-19 Crisis as a result:

_____ I will not be able to pay my rent. _____ I will only be able to pay \$_____ of my rent.

I have the **option** of providing you my documentation now or later.

_____ I will provide proof when I can get it or by the appropriate due date. If you send me a menacing letter or email demanding proof at this time my response will be to remind you that I have complied by sending this letter.¹⁴

OR

Attached is:

- _____ My letter of termination or _____ My EDD documents
- _____ Proof of increased expenses that are COVID-19 crisis related
- _____ Other Proof. I decline to provide bank states as they are not relevant.

I do **NOT** wish to enter into a payment plan at this time. It is premature. If we work together, we can all get through this crisis. Please look into loan forbearance if you need it for your mortgage. Many organizations are fighting for rent and mortgage forgiveness and my situation is too unstable to make an agreement at this time.

I am aware that landlord attorneys are urging landlords to file eviction actions and to trick tenants into filing answers prematurely. On April 6, 2020 the Judicial Council passed a Rule that prohibits the clerk of the superior court from issuing a Summons until 90 days after the State of Emergency is lifted. This time period is intended to give both of us time to recover from the economic impact of the Crisis before running to court. If you file an eviction action prematurely, I will not answer it until I am served a Summons issued by the Clerk of the Court and I will hire a lawyer.

I will protect my home to the full extent of the law, including filing a complaint and asserting my constitutional right to a jury trial. In some jurisdictions you can be fined \$1000 for harassing me or violating a local COVID-19 tenant protection measure. In addition, Penal Code Section 418 makes it a crime to evict a tenant without a court order or to turn off utilities. Civil Code Section 789.3 allows a tenant to sue a landlord that locks the tenant out, or even tries to, or turns off the utilities. I have joined my Tenant Union. My fellow tenants stand ready to protect my rights.

These are difficult times for everyone. I want to repeat that most banks are giving loan forbearance relief at this time and advocates are fighting for stronger protection for both tenants and mortgage holders. In order to document our communication and to avoid misunderstandings, please respond via email or in writing rather than call or visit.

Sincerely,

PRINT AND SIGN YOUR NAME

¹⁴ Proof is not required at this time for compliance with the Judicial Council Rule, Governor’s Emergency Order or most local measures. Check your local measure. Do not provide bank records or documents that are intrusive. Save your proof as we may need it for court.

City of Los Angeles Only

Private Right of Action Letter

Instructions to Tenants:

You should send a copy of this letter every time one of these things happens, and describe the specific event. If possible, include copies of the notice and any prior conversations with your landlord about the issue (do not send back the original notice). You should also make and keep a copy of any letter you send (taking a picture on your phone is OK). Also keep any communication with your landlord, including text messages or emails.

1. You receive any of the following notices:
 - a. Notice to Pay or Quit
 - b. Notice to Terminate a Tenancy
 - c. Notice to Perform Covenant or Quit
 - d. Any eviction notice
2. Your landlord tries to impose or charge a late fee
3. You get any of these notices and the official HCIDLA “Protections Notice” is not attached to it (note: this is in addition to receiving one of these notices)
 - a. Notice to Pay or Quit
 - b. Notice to Terminate a Tenancy
 - c. Notice to Perform Covenant or Quit
 - d. Any eviction notice
4. Your landlord attaches the official HCIDLA “Protections Notice” in a language other than your predominant language
5. Your landlord asks for your government stimulus check
6. Your landlord demands that you sign something promising them your government stimulus check

SEE LETTER THAT FOLLOWS

[Tenant name]
[Tenant address]
[Tenant City, State, ZIP]

[Date]

[Landlord name]
[Landlord address]
[Landlord City, State, ZIP]

Dear [Landlord]:

I am writing to demand you cure a violation of my rights under Article 14.6 of the Los Angeles Municipal Code. Under LAMC § 44.99.7, you have 15 days from when you receive this letter to cure each violation. Please notify me in writing that you have rescinded or withdrawn any notices or demands described below. If these violations are not cured within 15 days, I may bring a civil lawsuit against you, for each separate violation, for any or all of the following: injunctive relief to get you to stop your violations of my rights; direct money damages; a civil penalty of \$10,000 per violation (plus an additional \$5,000 if I or anyone in my household are over 65 or disabled); attorney's fees and costs, if applicable; and any other relief the Court deems appropriate.

Each item described here is a separate violation of my rights.

On [Date], you:

- Served me the Notice to Pay or Quit / Notice to Terminate Tenancy / Notice to Perform Covenant or Quit / other eviction notice described here because I did not pay my rent, even though the reason I did not pay my rent is due to COVID-19 (*circle which applies and describe here*):

(LAMC § 49.99.2.A).

- Served me the Notice to Terminate Tenancy / Notice to Quit / other eviction notice described here with a no-fault reason for eviction (*circle which applies and describe here*):

(LAMC § 49.99.2.B).

- Served me the Notice to Terminate Tenancy / Notice to Perform Covenant or Quit / other eviction notice described here because of unauthorized occupants or pets (*circle which applies and describe here*):

(LAMC § 49.99.2.C).

- Served me the Notice to Terminate Tenancy / Notice to Perform Covenant or Quit / other eviction notice described here because of alleged nuisance, even though the alleged nuisance is due to COVID-19 (*circle which applies and describe here*):

(LAMC § 49.99.2.C).

- Served me a notice for not paying my rent which includes late fees (*describe here*)

(LAMC § 49.99.2.D).

- Served me the Notice to Pay or Quit / Notice to Terminate Tenancy / Notice to Perform Covenant or Quit / other eviction notice described here and did not attach the HCIDLA Protections Notice (*circle which applies and describe here*):

(LAMC § 49.99.2.E).

- Served me the Notice to Pay or Quit / Notice to Terminate Tenancy / Notice to Perform Covenant or Quit / other eviction notice described here and attached the HCIDLA Protections Notice, but it was not in [language], which you are aware is my predominant language (*circle which applies and describe here*):

(LAMC § 49.99.2.E).

- Influenced me to transfer, pay, promise to pay, or signed a contract agreeing to pay you my government relief money (*describe what happened here*):

(LAMC § 49.99.2.F).

- Tried to influence me to transfer, pay, promise to pay, or sign a contract agreeing to pay you my government relief money (*describe what happened here*):

(LAMC § 49.99.2.F).

Please feel free to contact with me with any rescission or withdrawal of the above violations within 15 days of this letter.

Thank you.

Sincerely,

[Tenant name]

WHY IS IT SO HARD TO FIND FREE LEGAL ASSISTANCE

<https://www.calbar.ca.gov/Public/Need-Legal-Help/Free-Legal-Help>