

## **Eviction Moratorium – Question & Answer Resource**

On Friday, March 27, the Governor of the State of California enacted an eviction moratorium. On Monday, March 30, the City Council also enacted an eviction moratorium that expands the protections granted by the Governor. The following is a summary of the protections under the Governor’s and City’s evictions moratoriums.

**Q. Who does the eviction moratorium protect?**

**A.** It protects commercial and residential tenants within the City of Ventura

**Q. What Does the Eviction Moratorium Do?**

**A.** It prevents a landlord from evicting a tenant for:

1. Nonpayment of rent due to financial impacts from COVID-19; or
2. For a no-fault eviction unless it is necessary for the health or safety of other tenants, neighbors or the landlord.

**Q. When does the eviction moratorium apply?**

**A.** It applies during the period of the local emergency. If the eviction notice was filed *and* served prior to March 15, 2020, the eviction moratorium does not apply. If the eviction notice was filed *or* served after March 15, 2020, the eviction cannot proceed until after the local emergency ends.

**Q. Do I qualify for a delayed rent payment?**

**A.** A tenant may qualify for a delayed rent payment if he/she lost income or business revenue as a result of:

1. Being sick with COVID-19 or caring for a household or family member who is sick with COVID-19;
2. Lay-off, loss of hours, or other income reduction resulting from business closure or other economic impacts as a result of COVID-19;
3. Compliance with a government order to self-quarantine or stay home do to COVID-19;
4. Out-of-pocket medical expenses related to COVID-19 that exceed 30% of a household’s monthly income;
5. Child care needs arising from school closures related to COVID-19; or
6. Lost revenue resulting from business closures related to COVID-19 or other economic impacts of COVID-19.

**Q. Does this mean I don't have to pay my rent ever?**

**A.** No. If you can make partial rent payments, you must do so. Tenants should work with their landlord to determine partial rent payments. All unpaid rent must be paid back within six months after the local emergency ends.

**Q. How do I delay rent payments?**

**A.** If you are a residential tenant, you must notify your landlord in writing that you are unable to pay your rent no later than seven days after your rent is due.

If you are a commercial tenant, review your lease agreement to determine the date your rent is considered delinquent. Prior to that date, you must let your landlord know in writing that you will be unable to pay your rent.

You may text or email your landlord if you have communicated with them via text or email before. If you have not communicated over text or email, you must send them a letter.

**Q. What documents do I need to provide my landlord?**

**A.** You should provide your landlord an employer's letter, doctor's note, bank statement, or pay stubs. If you do not have any of those documents, your landlord can ask for other documents. Your landlord is required to keep these documents confidential and will only use these documents to evaluate your claim that you are unable to pay rent.

**Q. Should I contact the City if my landlord still tries to evict me?**

**A.** No, the City is unable to take action to stop your landlord. Under the Governor's order, a tenant has 60-days to respond to the eviction proceeding in court. You may also raise the City's eviction moratorium as a defense to the eviction proceedings in court.