

Various state and local agencies have taken actions to protect all tenants from eviction, including a comprehensive eviction moratorium enacted by the City Council on March 30, 2020. The following is a summary of the eviction moratorium protections granted by the various agencies.

Q. Who does the City's eviction moratorium protect?

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

Q. What does the City's 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 City's 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 due 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. You must notify your landlord in writing within at least seven days after the date rent is due.

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. You must provide your landlord with these documents within 30 days after the date rent is due. 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 threatens to evict me despite the eviction moratorium?

A. No, the City is unable to take action to stop your landlord. However, emergency rules were adopted that suspend all eviction cases in court so your landlord cannot evict you during the COVID-19 emergency. If your landlord tries to file an eviction, the court will not process it until after the state of emergency is over. If your landlord already filed an eviction case, you have 60 days to respond and all trials will be extended by 60 days. Once the state of emergency is over and the court is allowed to hear eviction cases, you may raise the City's eviction moratorium as a defense to the eviction case in court.