

TENANT PROTECTIONS

COVID-19: LONG BEACH

City of Long Beach Temporary Protection from Eviction

If you are a tenant in Long Beach, California who has been impacted by COVID-19 (for example, reduced wages or income, loss of work, increased medical costs) and are unable to pay all or part of your rent, you may be protected from eviction **if you do the following**:

Before the expiration of your 3 Day Notice you must:

1. **Notify your landlord** you have had a substantial reduction in income and/or increase in medical costs; AND
2. Send your landlord **supporting documentation** of your decrease in income and/or increase in medical costs.

If you comply with #1 and #2 above in a timely manner, your landlord cannot evict you for nonpayment of rent *at this time** or charge you for late fees. These new protections are retroactive to March 4, 2020 and last through May 31, 2020. When the eviction moratorium ends on May 31, 2020, your landlord must give you 6 months to pay back rent owed (due by November 30, 2020).

**At this time there are no protections from eviction if you do not repay rent owed for these months by November 30, 2020. If you do not pay regular rent after May 31, 2020, your landlord can still serve you with a 3 Day Notice for all rent owed, including rent deferred after March 4.*

Temporary No Section 8 Non-Payment Termination in City of Long Beach

The Housing Authority of the City of Long Beach also passed a moratorium on Section 8 terminations from March 4 - May 31, 2020 for non-payment of rent.

Temporary Court Protections from Evictions

Court not issuing summons for evictions until at least July 6, 2020:

Because of the COVID-19 crisis, beginning April 6, 2020, the court is not issuing an important document (called a summons) that allows the eviction lawsuit to move forward. Tenants only have to answer an eviction when they receive the **summons**, which won't be issued until 90 days after the governor's emergency order is lifted. With this new court order, a tenant will not have to do anything until at least July 6, unless the eviction is necessary to protect health and safety.

You were already served with an eviction lawsuit (with summons) but haven't answered:

You can still answer and need to do so in a timely fashion (we may be able to assist you). If there isn't a default judgment against you yet, the court is not entering new default judgments. If you have a trial date set, it will be postponed at least by 60 days from the initial date.

Do you still have to pay your rent?

Yes. Nothing in the court order or local ordinances states that you don't have to pay back your rent. If you do not pay deferred rent by November 30, you can still be evicted. See above.



**FOR LEGAL ASSISTANCE,
PLEASE CALL 800-399-4529
OR VISIT LAFLA.ORG**