

COMMERCIAL TENANT PROTECTIONS COVID-19: INGLEWOOD

(As of 3/22/21)

If you are a commercial tenant in Inglewood who has experienced a substantial decrease in business income for reasons such as reduced operating hours or consumer demand or increased medical costs due to COVID-19 or any local, state, or federal response to COVID-19 and are unable to pay all or part of your rent, you cannot be evicted during the local emergency.

- Tenants need to document their loss of business income or medical expenses and provide such documentation to the landlord. (While it is a good practice to advise your landlord of your inability to pay rent, **you should consult your lease agreement because providing such notice may trigger other issues, including potential default under the lease.**)
- After either the local or state emergency is declared over (whichever happens later), you will have **1 year** to pay any rent you were unable to pay during the emergency period.
- **These protections are retroactive to March 4, 2020.** The most recent Executive Order lasts until January 31, 2021, however, as of the date of this flyer neither the local emergency nor the state emergency have been declared over, meaning the protections discussed here should continue to apply.

See Inglewood Executive Order Nos. [20-05](#) and [20-08](#) for more details.

STARTING SEPTEMBER 1, 2020, YOU MAY HAVE ADDITIONAL RIGHTS UNDER THE LA COUNTY MORATORIUM, ESPECIALLY WHERE IT PROVIDES GREATER PROTECTIONS FOR TENANTS THAN THOSE PROVIDED BY THIS INGLEWOOD ORDER. Refer to our *“Commercial Tenant Protections COVID 19: Los Angeles County” flyer for more details.*

Commonly Asked Questions

I was served with paperwork for an eviction lawsuit. What should I do?

If you have received a document called a summons that is from the Court, an eviction lawsuit is underway against you. You must file an answer with the court to avoid a default judgment being entered in favor of the landlord. You only have 5 days after receiving the summons to file the answer.



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Do you still have to pay rent?

Yes, nothing in this executive order or other laws relieves a tenant of any contractually owed rent. You are encouraged to pay whatever portion of your rent that you can.

What about my other lease obligations?

You still must comply with your other lease obligations in accordance with the terms of your lease. Failure to do so could still result in eviction.

Will I be charged late fees for the nonpayment of rent?

Possibly. The current ordinance does not prohibit landlords from assessing late charges for unpaid rent during the period of this order. However, you may have protection against such late charges under the LA County ordinance. Refer to our “Commercial Tenant Protections COVID 19: Los Angeles County” flyer for more details.

ADDITIONAL RESOURCES FOR NONPROFITS/SMALL BUSINESSES

LA County Disaster Help Center <https://lacountyhelpcenter.org/for-business-owners/>

LA Department of Consumer and Business Affairs <https://dcba.lacounty.gov/>



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