ISSUE DATE:
April 1, 2020

quick facts
ORDINANCE PROHIBITING EVICTIONS

On March 31, 2020, the city council adopted an urgency ordinance prohibiting evictions as a result of the coronavirus (COVID-19). Here's what you should know:

1. THE CITY'S ORDINANCE IS DIFFERENT THAN THE GOVERNOR'S ORDER.

The executive order Gov. Gavin Newsom signed on March 27, 2020, authorizes local governments to halt evictions for the nonpayment of rent due to circumstances resulting from COVID-19. The City's recently passed ordinance (No. 20-1041U) applies this authority to properties in Temple City and includes additional provisions for residential and commercial tenants.

2. RESIDENTIAL AND COMMERCIAL TENANTS ARE PROTECTED.

All residential and commercial tenants in Temple City are protected under this ordinance if a loss of income due to COVID-19 is impacting the payment of rent, including as a result of:

- A layoff, loss of hours or other income reduction
- Substantial out-of-pocket medical expenses
- Care for a homebound school-aged child
- Compliance with mandates to stay at home, self-quarantine or avoid congregating with others

3. NOTIFY YOUR LANDLORD OF FINANCIAL HARDSHIP.

Communicate any financial hardship to your landlord as soon as possible, or within 10 days after rent is due. This should be done in writing—by letter, email or text—if you're unable to pay the full amount of rent due. Sufficient documentation must be included to support your loss-of-income claim—for example, a termination or layoff notice, a supervisor's statement of a reduction of business, or copies of your last four payroll checks.

4. RENT STILL NEEDS TO BE PAID.

You have until Nov. 31, 2020, to pay all outstanding rent. The ordinance will not allow your landlord to impose late fees or similar surcharges.

5. YOUR LANDLORD CANNOT MOVE FORWARD WITH EVICTION.

A landlord cannot serve an eviction notice or pursue any related actions if you comply with the provisions above. However, a landlord can still move forward with eviction if you're violating terms of your lease with illegal activities, or if you failed to pay rent when due before March 4, 2020.

6. BE INFORMED.

To download the ordinance, visit templecity.us/eviction. For tenant rights and fair housing inquiries, call the Housing Rights Center at (800) 477-5977, or visit hrc-la.org.