City of Ontario Eviction Moratorium

The City of Ontario’s eviction moratorium ordinance prohibits eviction of any tenant for non-payment of rent who can demonstrate that the failure is related to a substantial loss of income or substantial out-of-pocket medical expenses related to COVID-19.

**Note:** CAA recommends that an attorney be used for preparation of any termination notices or eviction filings during the current local emergency.

**Effective Date:** The ordinance takes effect April 7.

**Duration:** The ordinance will remain in effect for the duration of the COVID-19 local emergency.

**Definition of Inability to Pay:** The inability to pay must be related to COVID-19, including but not limited to the following situations: (1) inability to work while sick with a suspected or confirmed case of COVID-19 or caring for a household or family member with a suspected or confirmed case of the virus, (2) being laid off, losing hour, or experiencing another loss of income related to COVID-19, the City’s local emergency declaration, or related government response, or, (3) missing work to care for a child whose school was closed in response to COVID-19.

**Deadline for Tenant to Provide Notice of Inability to Pay to Landlord:** The tenant must provide written notice within seven (7) days after the rent came due.

**Form of Notice/Type of Documentation:** Written notice is required. The resolution does not expressly require the tenant to provide documentation to the landlord.

**Deadline for Payment of Rent Subject to Moratorium:** The tenant is required to pay the deferred rent within 6 months after expiration of the local emergency declaration.

**City of Ontario Eviction Moratorium Ordinance**

**City of Ontario Additional Information**