Inglewood Eviction Moratorium

Inglewood’s executive order prohibits eviction of any tenant based on non-payment of rent due to a substantial decrease in household or business income or substantial out-of-pocket medical expenses related to COVID-19. A second executive order prohibits “no-fault” evictions and withdrawal of any occupied unit from the rental housing market under the Ellis Act during the local emergency period.

**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 original eviction moratorium took effect March 17. The updated COVID-19 related eviction moratorium order took effect March 24, 2020. The moratorium on “no fault” and Ellis Act evictions took effect April 7, 2020. All the moratoria are retroactive to March 4, 2020.

**Duration:** The moratoria remain in effect until May 31, 2020.

**Definition of Financial Impacts Related to COVID-19:** A substantial decrease in household or business income (including, but not limited to, a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or as substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses related to COVID-caused by the COVID-19 pandemic, or by local, state or federal government response to COVI-19 and is documented.

**Deadline for Tenant to Provide Notice and Documentation of Inability to Pay to Landlord:** Not specified. Tenant must raise as defense to eviction.

**Documentation Requirement:** Not specified

**Deadline for Payment of Rent Subject to Moratorium:** Six months after the end of the local public health or state emergency, whichever is later.

**No Fault and Ellis Act Eviction Moratorium:** The order prohibits a landlord from exercising a “no-fault eviction” during the Local Emergency Period. No-fault eviction means “those not based on an alleged fault of the tenant.” Landlords are also prohibited from withdrawing an occupied residential unit from the rental housing market under the Ellis Act during the Local Emergency Period.

**Inglewood COVID-19 Eviction Moratorium**
www.cityofinglewood.org/AgendaCenter/ViewFile/Item/8866?fileID=4348

**Inglewood No Fault and Ellis Act Eviction Moratorium**
www.cityofinglewood.org/AgendaCenter/ViewFile/Item/8986?fileID=4376