City of Oxnard Eviction Moratorium

Oxnard’s executive order prohibits taking any action during the period of Local Emergency to terminate a residential tenancy for non-payment of rent if inability to pay is COVID-19 related.

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

**Order Issued by Director of Emergency Services:** March 19

**Effective Date:** March 19.

**Duration:** The moratorium lasts until May 31, 2020, unless the Governor’s Executive Order (N-28-20) is extended, or the City passes an ordinance or issues an order extending the moratorium.

**Definition of Inability to Pay:** “Substantial decrease in household or business income (including, but not limited to, substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in business income caused by a reduction in opening hours or consumer demand), or substantial out-of-pocket medical expenses; provided that, the Financial Impact was caused by the COVID-19 pandemic, or by any local, state or federal government response COVID-19, and is documented.

**Deadline for Tenant to Provide Notice of Inability to Pay to Landlord:** The tenant is required to provide notice (or make reasonable efforts to provide notice) within 30 days after the date that rent is due.

**Form of Notice/Type of Documentation:** The notice must be in writing (including text or email) and include documentation to support the claim. Specific types of acceptable documentation are not specified.

**Deadline for Payment of Rent Subject to Moratorium:** The ordinance does not provide an extended deadline for repayment after the moratorium ends.

**City of Oxnard COVID-19 Resources:**
https://www.oxnard.org/city-department/economic-development/

**Link to Eviction Moratorium Ordinance:**