City of Oxnard Eviction Moratorium

Oxnard’s executive order prohibits taking any action, including serving a 3-day notice to pay rent or quit, 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 the expiration of the Governor’s Executive Order N-28-20 (currently in effect through July 28, 2020), unless the City passes an ordinance or issues an order extending or shortening 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: