Pasadena Eviction Moratorium

Pasadena’s ordinance 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. The ordinance also prohibits all “no fault” evictions

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

Effective Date: An eviction moratorium ordinance took effect March 17.

Duration: The order remains in effect until termination of the local emergency or local public health emergency, whichever is later.

Definition of Financial Impacts Related to COVID-19: The financial impacts include, but are not limited to, lost household income as a result of any of the following: (a) being sick with COVID 19; (b) lay-off, loss of hours, or other income reduction resulting from business closure or economic or employer impacts of COVID-19; (c) compliance with a recommendation from a government health authority to stay home, self-quarantine or avoid congregating with others during the state of emergency; (d) extraordinary out-of-pocket medical expenses; or (e) child care needs arising from school closures related to COVID-19.

Deadline for Tenant to Provide Notice and Documentation of Inability to Pay to Landlord: The tenant must provide notice and documentation within 30 days after the rent is due.

Documentation Requirement: The type of documentation that is required is not specified

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

Prohibition on Late Fees: A landlord may not seek to recover late fees for rent that is delayed due to the financial impacts of the COVID-19 pandemic.

Prohibition on No Fault Eviction: The ordinance prohibits any “no fault” eviction, which is defined as “any eviction for which the notice to terminate is not based on alleged fault by the residential tenant” including expiration of a fixed term lease, expiration of a notice of termination from the tenant and foreclosure.

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ww2.cityofpasadena.net/councilagendas/2020%20Agendas/Mar_17_20/AR%205%20ORDINANCE.pdf

Pasadena Additional Information