Simi Valley Eviction Moratorium

Simi Valley’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.

Effective Date of Order: March 18.

Duration: The moratorium lasts until May 31, 2020 unless extended. Extension of Executive Order N-28-20 by the Governor extends 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 caused by the COVID-19 pandemic, or by any local, state or federal government response to COVID-19.”

Deadline for Tenant to Provide Notice of Inability to Pay to Landlord: The tenant is required to provide written notice of inability to pay rent and documentation within 30 days after the date that rent is due or to “make reasonable efforts” to provide such notice.

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 order does not provide for a repayment period after the end of the moratorium. This means that the deferred rent is due when the moratorium ends.

Simi Valley Eviction Moratorium Information: www.simivalley.org/Home/Components/News/News/5431/17

Simi Valley Eviction Moratorium Order: www.simivalley.org/home/showdocument?id=22063