City of Torrance Eviction Moratorium

The City of Torrance’s executive order prohibits eviction of any tenant based on non-payment of rent due to financial impacts related to COVID-19 and also prohibits all “no fault” evictions, unless necessary for the health and safety of tenants, neighbors, neighboring businesses, or the landlord.

**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 order took effect March 12, 2020. It was ratified and extended on March 24. The order applies to non-payment eviction notices, no fault eviction notices, and unlawful detainer actions based on such notices that are served or filed on or after the date on which a local emergency was proclaimed.

**Duration:** The order remains in effect until May 31, 2020.

**Definition of Financial Impacts Related to COVID-19:** Includes, but is not limited to, lost household/business income as a result of any of the following: (1) being sick with COVID-19 or caring for a household or family member who is sick with COVID-19; (2) lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency; (4) extraordinary out-of-pocket medical expenses; (5) childcare needs arising from school closures related to COVID-19; (6) loss of business income from reduced customer traffic for reasons related to COVID-19 and emergency response requirements; (7) inability to conduct business due to supply chain issues, or emergency response regulations; and (8) loss of a businesses’ work force due to COVID-19 impacts.

**Deadline for Tenant to Provide Notice and Documentation of Inability to Pay to Landlord:** Written notice (email or text okay) and documentation must be provided within 30 days after rent is due.

**Documentation Requirement:** Not specified

**Deadline for Payment of Rent Subject to Moratorium:** Six months after the end of the local public health emergency.

**Restriction on Late Fees:** Late fees may not be charged or collected for rent or any portion of rent that is delayed for the reasons stated in the ordinance.

**Prohibition on “No Fault” Evictions:** For the purpose of this ordinance, “no fault” eviction refers to any eviction for which the notice to terminate tenancy is not based on alleged fault by the tenant, including expiration of a fixed term lease, notice of intent to vacate given by the tenant (and withdrawn) and termination of tenancy due to foreclosure.