Thousand Oaks Eviction Moratorium

The City of Thousand Oaks moratorium prohibits eviction of any tenant based on non-payment of rent due to a substantial financial impact related to COVID-19.

**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 eviction moratorium took effect March 17, 2020.

**Duration:** The moratorium remains in effect and was extended upon the extension of the Governor’s Executive Order N-28-20 (currently in effect through July 28, 2020), including any extensions.

**Definition of Financial Impacts Related to COVID-19:** A documented substantial decrease in household or business income as a result of any of the following: (a) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19; (b) lay-off, loss of hours or other income reduction resulting from business closure or other economic or employer impacts of COVID-19; (c) compliance with a recommendation or order 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 written notice (including email or text) or make a reasonable effort to provide notice within 30 days after the rent is due and provide documentation to support the claim.

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

**Deadline for Payment of Rent Subject to Moratorium:** Unpaid rent is due within six months of the termination of the local emergency or “as directed by a court of competent jurisdiction.”

**Prohibition on Late Fees:** A landlord may not seek to recover late fees for rent that is delayed for the reasons stated in the executive order.

**Thousand Oaks Additional Information for Tenants and Landlords**

**Thousand Oaks Resolution on Emergency Orders**
[https://weblink.toaks.org/WebLinkPublic/0/edoc/1486236/12A%20SM%20BUSINESS%20RELIEF%20SUPPORT.pdf](https://weblink.toaks.org/WebLinkPublic/0/edoc/1486236/12A%20SM%20BUSINESS%20RELIEF%20SUPPORT.pdf)