

Temporary Prohibition of Residential & Commercial Evictions for Non-Payment of Rent

Changes reflected by underline or ~~strikeout~~ – updated 4/23/20

- WHEN**
- Effective March 17, 2020 for 60 days, unless extended
- WHAT**
- Local ordinance enacting California Governor Newsom’s Executive Order N-28-20 which temporarily prohibits and suspend residential and commercial evictions arising from loss of income or substantial medical expenses related to the Corona Virus Pandemic (COVID-19).
- FOR LANDLORD**
- Landlords are strongly encouraged to offer payment plans to tenants that allow for repayment of deferred rent beyond the 6-month (commercial tenancies) and 12-month (residential tenancies) periods.
 - Landlord cannot evict a residential or commercial tenant for nonpayment of rent if the tenant cannot pay due to financial impacts related to COVID-19
 - No other legal remedies available to the landlord are affected by this order
 - A landlord may not charge or collect a late fee for rent that is delayed, or the reason state in the ordinance through the eviction process
- FOR TENANT**
- This does not relieve the tenant of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency
 - The tenant must pay within ~~6~~ 12 months of the expiration of the local emergency
 - Tenant must inform landlord of inability to pay rent:
 - Within ~~30~~ 7 days after the date that rent is due
 - In writing (includes text & email) of lost income
 - Provide documentation to support claim
Any medical or financial information provided shall be held in confidence and only used for evaluating the tenant’s claim
 - Financial impacts related to COVID-19 include, but not limited to tenant lost household income as a result of:
 - Being sick with COVID-19 or caring for a household or family member who is sick with COVID-19
 - Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19
 - Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with other during the state of emergency
 - Extraordinary out-of-pocket medical expenses
 - Child care needs arising from school closures related to COVID-19
 - Violations punishable as set forth in Goleta Municipal Code Chapter 1.02 and grants a defense in the event that an unlawful detainer action is commenced in violation of this order

The City of Goleta ordinance language can be found at:

<https://www.cityofgoleta.org/projects-programs/emergency-preparedness/covid-19>