



Ensuring Access to Justice
and protecting the right to healthy housing
for the 70K households that face eviction in Los Angeles County each year.

A COVID-19 CRISIS UPDATE from Executive Director Elena I. Popp

Legal help at: askanattorney@edn.la
No email call: 213/537-5473

3/25/2020

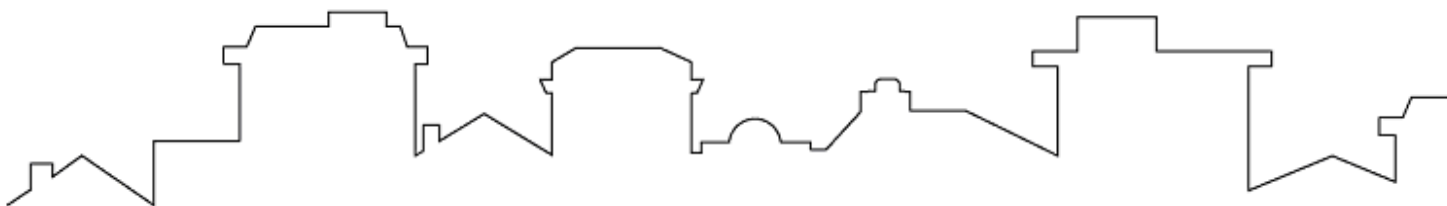
Dear Fellow Angelenos (residents of Los Angeles County):

Housing insecurity is a significant source of stress. Today, we have temporary housing security because the courts are closed, and the Sheriff is not conducting lock outs. Reduce your anxiety during this crisis by staying informed on the status of tenant protection orders. Find these updates on the FB group Stop Gentrification #OnEveryFridge.

Do you want permanent protection? Get involved! See below for how.

Updates on Local Tenant Protection Efforts: There are no moratoriums. Some local laws provide a defense to eviction for COVID-19 related nonpayment of rent. Some have added limited “just cause” eviction protections. Some include protection from utility termination and parking tickets. See the link to the text for the law that protects you below. Post your questions on the FB Group Stop Gentrification #OnEveryFridge

Jurisdiction	Link to actual language
Baldwin Park	https://www.baldwinpark.com/online-documents/press-releases/2020/2093-city-of-baldwin-park-eviction-news-release/file
Burbank	https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=8995&meta_id=366200
Culver City	https://www.culvercity.org/home/showdocument?id=1885
El Monte	Status unclear. This is a news clipping. https://www.sgvtribune.com/el-monte-approves-60-day-eviction-moratorium-during-coronavirus-crisis
Glendale	https://www.glendaleca.gov/home/showdocument?id=55361
Inglewood	https://www.cityofinglewood.org/DocumentCenter/View/14118/Executed-Copy---Emergency-Ordinance-COVID19
Long Beach	https://lbpost.com/news/eviction-moratorium-rent-relief-long-beach
Los Angeles - City	https://www.lamayor.org/sites/g/files/wph446/f/article/files/Mayor%20Garcetti%20Emergency%20Order%20-%20March%2015%202020.pdf https://www.lamayor.org/sites/g/files/wph446/f/page/file/March232020OrderEllisalcoholparking_0.pdf
Los Angeles – County	https://kathrynbarber.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf For the portions of Los Angeles that are not incorporated into a city.
Pasadena	Need link to the Ordinance. This is a news clipping. https://www.pasadenastarnews.com/2020/03/17/pasadena-passes-eviction-moratorium-in-response-to-coronavirus/
Santa Monica	https://www.santamonica.gov/press/2020/03/14/city-of-santa-monica-issues-temporary-moratorium-on-evictions-for-non-payment-of-rent-by-residential-tenants-impacted-by-the-novel-coronavirus-covid-19
South Pasadena	https://www.southpasadenaca.gov/home/showdocument?id=19583 https://www.southpasadenaca.gov/home/showdocument?id=19573
Other Jurisdictions in the State	Scroll down to “Local Organizing Efforts” in this document and search for your City or County. https://docs.google.com/document/d/1G-n_wK1JXuNHc2drqFjq3JdY-8ILG343zvbM5q8Ykx8/edit#



Eviction Defense Network

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www.evictiondefensenetwork.org
A California 501(c)(3) Nonprofit Organization

Los Angeles Superior Court: Tenants can only be evicted legally with a court order. The Los Angeles Superior Court is closed until June 22, 2020. Eviction cases can be filed but trials are delayed indefinitely. Answers are due on or after 4/17/2020. The filing window is closed. E-filing is available. There is a drop box. If you choose the drop box, videotape yourself dropping the documents off. The following are links to the 3 relevant orders issued by Judge Brazile:

<http://www.lacourt.org/pdf/2020-GEN-004-00AdministrativeOrderofPJreCOVID-19-031720.pdf>

<http://www.lacourt.org/pdf/2020-GEN-005-00AdministrativeOrderofPJreCOVID-19-031920.pdf>

http://www.lacourt.org/newsmedia/uploads/142020323185249GO_March232020_FINAL.pdf

Los Angeles County Sheriff: The Sheriff is not conducting lock outs even if a tenant lost their case before the crisis started. This order could be lifted without warning. Help us fight for a 60-day reprieve from the date the State of Emergency is lifted.

Local Police Departments: Police Departments are inconsistent in enforcing Penal Code Section 418. In general, if a tenant is locked out, officers say it is a “civil matter” and you have to sue. If the tenant gets back in, officers will tell the landlord it is a “civil matter” and to file an eviction. We are seeing an increase in harassment, utility terminations and illegal lock outs. This may get worse after the first of April when tenants are unable to pay their rents. If your landlord tries to lock you out or turns off the utilities, call the police and send an email to askanattorney@edn.la or call 213/537-5473.

Get Involved: The Eviction Defense Network is working in coalition with hundreds of other organizations to secure permanent solutions for tenants and homeowners. We are advocating for actual moratoriums from eviction filings and rent and mortgage forgiveness as well as other policies that will get Californians real and permanent housing security.

Join the following:

FB Group – Stop Gentrification #OnEveryFridge: <https://www.facebook.com/groups/265405757127698>

Alliance of Californians for Community Empowerment: <https://www.acceaction.org>

Your local tenant union: <https://latenantsunion.org/en/>

Pass the Rental Affordability Act: <https://www.housinghumanright.org/about/>

What else can you do Right now?

Step 1: Do not panic! Do not spread false information!

Step 2: Do not panic buy! Live w/out non-essentials. Eliminate single use plastic, bottled water (boil and/or filter water) and paper towels. Out of toilet paper? Use soap and water or order a bidet on line.

Step 3: Apply for benefits you are entitled to receive. For a comprehensive guide use this resource guide from Tenants Together: https://docs.google.com/document/d/1G-n_wK1JXuNHc2drqFjq3JdY-8ILG343zvbM5q8Ykx8/edit#

Step 4: Spend frugally. Feed your family. Make logical choices in prioritizing other debt. We are fighting for rent and debt relief.

Step 5: If cannot pay your rent due to the COVID-19 crisis, send the attached letter to your landlord. Collect proof (eg.. the notice of termination/old paychecks. If paid under the table get the names, phone numbers and email addresses of co-workers that can verify your employment. There is a call for a general rent strike. Stay informed.

Step 6: Practice Extensive Social Distancing. Stay home. If you must work, practice Moderate Social distancing. Wash your hands often. Don't touch your face. Disinfect often. Disinfect items coming into our home. Avoid having visitors.

Step 7: Keep your spirits up. Get up every day. Shower. Get dressed. Engage in productive activities. Take walks.

Step 8: Acknowledge that it is okay to be apprehensive and frightened and then move away from it. Count your blessings once a day. Acknowledge one opportunity the crisis gives you. For example, today I am going to update my database (formerly known as my rolodex and before that my address book).

Step 9: For legal assistance email askanattorney@edn.la. If you don't have an email text or call 213/537-5473.

Step 10: Let's stay positive and strong and thank you for staying informed.