

Communication from Public

Name: Elena I. Popp

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Council File No: 20-0147-S19

Comments for Public Posting: Elena Popp, Executive Director of the Eviction Defense Network. I live in CD1. I support the Healthy LA Platform. It is needed post the Judicial Council's 4/6/2020 rule change because: 1. The Judicial Council Rule Change does not provide an actual defense to an eviction. It is important 3 month relief after the State of Emergency ends BUT when that 3 month period ends we will have a tsunami of evictions without adequate defense without City Council action. 2. The current eviction protections at the City of LA level encourage harassment. The LA Times article of Sunday, 4/5/2020 was initiated when the Eviction Defense Network began to get a deluge of calls and emails from tenants facing harassment by landlords demanding the rent or evidence and threatening eviction via the courts and via illegal lock outs and utility terminations. 3. Angelenos that are most vulnerable will not be able to provide the necessary documentation. 4. A prohibition on the service of a notice (and the filing of the law suit) both of which are still permitted under the Judicial Council's Rule change, will provide an absolute defense and because of that will result in fewer eviction filings as a result of the COVID-19 Crisis. If there is ultimately no rent forgiveness, eviction notices will proceed and cases will be tried. 5. Legal services offices met less than 4% of the eviction defense needs of low income people facing eviction in LA County prior to the crisis. For every 100 tenants needing representation 96 are turned away by free services. When you add sliding fee scale services like the Eviction Defense Network a total of 15% of those in need are served. This means that for every 100 tenants facing eviction 85 are turned away. The deluge of evictions that will result unless landlords are discouraged from filing eviction actions during the Crisis and for 90 days thereafter. 6. We are seeing a significant increase in illegal eviction actions by landlords including a landlord who, unable get into a unit through the front door came through by knocking down a wall. We are also seeing an increase in utility terminations. I urge you to reach out to the Chief of Police and urge that he enforce Penal Code 418. 7. Clarify the definitions of who is bound by various Orders issued. Please clarify that master tenant roommates, Single family home owners with boarders, Sober Living facilities, mobile homes, owners of illegal bootleg units should all bound by your orders. 8. Please take the Anti-Tenant Harassment Ordinance off

the shelf, dust it off and move it forward.



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

Executive Director Elena I. Popp

Legal help at: askanattorney@edn.la

No email call: 213/537-5473

Issued: 4/7/2020

Dear Fellow Angelenos (Residents of Los Angeles County):¹

Temporary Protections: You are temporarily protected from eviction. The Sheriff is not conducting lock outs. Local laws have COVID-19 defenses to eviction. The Judicial Council issued an order mid-day 4/6/2020 that the Clerk cannot issue an eviction Summons until 90 days after the Governor lifts the State of Emergency. Stay informed by joining the FB group COVID 19 Tenant Rights #OnEveryFridge or by sending an email to info@edn.la.

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

Do I have to pay my rent? If you have a COVID-19 related loss of income or increase in expense that prevents you from paying your rent, you have the option of not paying the rent. The rules vary jurisdiction by jurisdiction. A jurisdiction is a City (e.g. LA, Pasadena, Culver City). The parts of LA County that are not incorporated into Cities one separate jurisdiction.

Can the landlord still file an eviction action against me? Yes. They can serve a 3-day notice to pay rent or quit. If you don't pay within the 3 days, they can file an eviction action. This is true even if a local jurisdiction uses strong language and specifically prohibits these actions. The stronger the language, the stronger the defense to any eviction filing.

However, starting mid-day on 4/6/2020, even if a landlord files an eviction they cannot move the case forward until 90 days after the State of Emergency is lifted by the governor. On 4/6/2020 the Judicial Council which is the highest authority in our court system, issued a rule. The clerk cannot issue a Summons for eviction cases. Without a Summons the landlord has no power to force you into the case. You MUST NOT file an Answer to the lawsuit until further notice. If you file the Answer the case can move forward because you brought yourself voluntarily under the power of the court.

What if I have the rent or part of the rent but I am afraid that later on I will not have enough to eat? Make a 4-month budget. What is your anticipated income? What are your anticipated expenses prioritized as follows: 1) food²; 2) medical expense; 3) rent; 4) other debt. Make frugal decisions based on your needs. Ultimately a judge or jury will decide if your decisions complied with the law protecting you. Put health first. Note that we continue to advocate for rent forgiveness and mortgage payment relief. The situation remains fluid and unpredictable. Get involved!

My landlord is harassing me for the full rent? Use the letter that is at the bottom of this document. Send it. If the landlord harasses you, respond: "I believe I have complied with the requirements under the law. If you are concerned about paying your mortgage, please ask for a 3-month forbearance. Advocates are fighting for laws to protect both of us."

I can't pay my utilities – what can I do? Many of the local emergency orders contain provisions to keep the water running and the gas and electric on and give extensions parking tickets. Please look at the local language to see it that applies to you.

¹ If you live outside of LA County please contact <https://www.acceaction.org>, and/or <https://www.housingnowca.org> <http://www.tenantstogether.org>

² Now is the time to become an environmentalist. Don't buy paper towels – use wash cloths once and then wash them. Don't buy bottled water or single use plastic bottles – filter or boil and filter your water. And don't get me started on the toilet paper fiasco – if you didn't plan ahead and can't persuade your hoarder neighbors and friends to help you out – soap and water.



Eviction Defense Network

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www.evictiondefensenetwork.org

A California 501(c)(3) Nonprofit Organization

What about the Governor’s Moratorium? He issued an Executive Order that gives a tenant with a COVID-19 reason to not pay rent an extra 55 days to respond to the court IF the landlord files an eviction action. That order was rendered moot by the Rule issued by the Judicial Council on 4/6/2020 for any cases filed after the Judicial Council’s Rule was issued.

Am I protected by the LA County Board of Supervisors 3/19/2020 Order? Only if you live in an area of LA County that has not incorporated as its own City. https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf

Am I protected by the City of Los Angeles Orders? Only if you live in the City of Los Angeles. <https://www.lamayor.org/COVID19Orders> and http://clkrep.lacity.org/onlinedocs/2020/20-0147-519_ORD_186585_03-31-2020.pdf

What if I live in another City in LA County? The table at page 5 and 6 links you to the protections offered by your city, if any. If you can’t understand the provisions for your city send an email to askanattorney@edn.la. Provide your address including your city. Wait patiently for a response. If your City is not listed ask your city council to pass a law.

Do I have to send the proof with my letter? Not in LA City or LA County. Read the requirements for your city. To be safe, send letter within 7 days of rent due date. Send proof if you have it.

How do I prove it? See attached letter. If you are paid under the table mark the section that says that you are not providing proof. Keep the names of co-workers as we may need them in court. Some jurisdictions have listed bank statements as a way to prove your defense. We think that is too intrusive. It’s up to you if you want to provide them.

Should I negotiate with my landlord? Wait to be re-employed before negotiating. Do not engage in negotiation other than agreeing to pay a reasonable portion of your rent that you are sure you can afford without putting your health at risk. Do not agree to move. Do not be frightened by threats to file an eviction.

My landlord is threatening to evict me by force: Penal Code Section 418 makes it a crime to evict you without a court order or to turn off utilities. Civil Code Section 789.3 allows you to sue a landlord that tries to lock you out, or locks you out, or turns off the utilities. In general, if a tenant is locked out, police officers incorrectly say it is a “civil matter” and you have to sue the landlord to get back in. Ware seeing an increase in harassment, utility terminations and illegal lock outs. 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. For utility termination also call the health department by dialing 211.

Can I be evicted right now? Not legally. The Los Angeles Superior Court is closed until June 22, 2020. Eviction cases can be filed but trials are delayed indefinitely if the case was filed before the Judicial Council’s 4/6/2020 orders. Answers on cases filed before the Judicial Council’s 4/6/2020 orders 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.

Cases filed after the 4/6/2020 Judicial Council Order cannot get a Summons. Without a Summons, unless you voluntarily file an Answer (which you should not do), the case cannot move forward. You will have 90 days from the date that the Governor lifts the State of Emergency to file your answer. The following are links to the relevant orders:

<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
<https://jcc.legistar.com/View.ashx?M=F&ID=8233133&GUID=4CE2DDDF-426E-446C-8879-39B03DE418B3>
<https://newsroom.courts.ca.gov/news/court-emergency-orders-6794321>
<https://wclp.org/summary-california-courts-emergency-rule-on-evictions-and-foreclosures/>

Can the Sheriff lock me out? The LA County Sheriff is not conducting lock outs even if a tenant lost their case before the crisis started. This order could be lifted without warning. For tenants outside of LA County check this link for the status of enforcement in your county. https://docs.google.com/spreadsheets/d/1mzDgLe1vq7fEE4mjbu2H8fccx5ovk_s8DoOcPYRtiwM/edit#gid=0

Am I protected by the federal “moratorium” on eviction? Only if your housing is subsidized or the landlord has a particularly kind of loan. <https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf>
To find out if this applies to you: <https://www.consumerfinance.gov/about-us/blog/guide-coronavirus-mortgage-relief-options/>

What other benefits will all these relief packages give me? We will be summarizing these in future updates. For now, https://docs.google.com/document/d/1G-n_wK1JXuNHc2drqFiq3JdY-8ILG343zvbM5q8Ykx8/edit#



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SUMMARY OF LA CITY AND UNINCORPORATED LA COUNTY PROTECTIONS

Am I protected by the LA County Board of Supervisors 3/19/2020 Order?

Only if you live in an area of LA County that has not incorporated as its own City. If not, move to the next section or to the table below.

If you do not live in an unincorporated part of the county skip this section.

The County Board of Supervisors passed an Executive Order on March 19, 2020 that prohibits the filing of eviction actions for COVID-19 related loss of income or increased expenses or any other COVID-19 related reason. The tenant MUST send a letter within 7 days. The order is retroactive to March 4, 2020. Rent is due within 6 months. The Executive Order is silent about when proof has to be provided but if an eviction is filed you will need that proof. See “Proof” below. The Executive Order extends “no fault” eviction protections for tenants not protected by the County’s rent control law. The Executive Order also asks utility companies to take steps to prevent late fees and utility terminations. https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf

Am I protected by Mayor of Los Angeles Orders or the City Council’s 3/27/2020 actions?

Only if you live in the City of Los Angeles. If you do not live in the City of Los Angeles skip this section and move on to the table below.

On March 4, 2020 the Mayor issued a Declaration of Local Emergency.

On March 15, 2020 the Mayor issued an Emergency Order that created a defense to eviction for COVID-19 related financial reasons. Rent would be due in 6 months under this order. On March 17, 2020 some protections were extended to commercial tenancies. <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/CommercialEvictionMoratoriumFINAL.pdf>

On March 23, 2020 the Mayor added protections including protection against no fault evictions for tenants not protected by the Los Angeles Rent Stabilization Ordinance and put a moratorium on Ellis Act evictions for 60 days. This order also addresses parking citations and extends his prior orders.

https://www.lamayor.org/sites/g/files/wph446/f/page/file/March232020OrderEllisAlcoholparking_0.pdf



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On March 27, 2020 the Los Angeles City Council added protections including extending the repayment of rent period for residential tenants to 12 months after the emergency period ends (3 months for commercial tenancies and protection not offered to publicly traded companies and companies with over 500 employees) and encouraging payment plans. We recommend that tenants wait until the crisis is over and they return to work before entering into payment plans. The City Council also confirmed protection from “no-fault” evictions for tenants not already protected by the Los Angeles Rent Stabilization Ordinance and added a prohibition against evictions for unauthorized persons and pets. It also prohibits charging late fees and interest on unpaid rent. Landlords must notify tenants of these protections. These measures are retroactive to the March 4, 2020 emergency declaration by the Mayor. http://clkrep.lacity.org/onlinedocs/2020/20-0147-S19_ORD_186585_03-31-2020.pdf While we are grateful for the progress it was a very long and disappointing meeting. See the LA City Action Alert below. Mike Bonin (CD11) championed and David Ryu (CD4) seconded much stronger proposals by the HealthyLA Coalition which were substantially rejected by one vote. Voting with us: Bonin and Ryu, Gil Cedillo (CD1), Paul Koretz (CD5), Jose Huizar (CD14), Marqueece Harris-Dawson (CD8). Voting against us: Bob Blumenfield (CD3), Nury Martinez (CD6), Monica Rodriguez (CD7), Herb Wesson (CD10), John Lee, Mitch O’Farrell (CD13), Jose Buscaino (DC15).

On March 30, 2020 the Mayor suspended rent increases for units that are covered by the Los Angeles Rent Stabilization Ordinance. <https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200330MayorPublicOrderSuspendingRSORentIncreasesLA.pdf>

For other orders issued by the Mayor go to <https://www.lamayor.org/COVID19Orders>. Note that the Mayor has said that the utilities will stay on but for the life of me I can’t find the Order. Eternal gratitude and love to the person that finds it.

CALL TO ACTION FOR CITY OF LA TENANTS – 4/7/2020 MEETING

Go on this link <https://www.lacity.org/government/popular-information/elected-officials/city-council>. Scroll down a tad and then FB, Twitter, Instagram and call your councilmember and the following councilmembers that voted against us.

Your message: “Support the HealthyLA Platform.”

The following Councilmembers voted against us on 3/27/2020:

Bob Blumenfield (CD3),
Nury Martinez (CD6),
Monica Rodriguez (CD7),
Herb Wesson (CD10),
John Lee, Mitch O’Farrell (CD13),
Jose Buscaino (DC15).

The HealthyLA position can be found on FB at COVID 19 Tenant Protections #OnEveryFridge Click on FILES. Or send an email to info@edn.la.



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FIND THE LAW THAT PROTECTS YOU

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

How do I figure out if I am in unincorporated county: <https://la.lawsoup.org/legal-basics/list-of-unincorporated-communities-of-los-angeles-county/>

Jurisdiction	Link to actual language
Entire State	https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20-text.pdf Analysis by CA Housing Advocates: FB #OnEveryFridge files – Click on “EO Analysis 3/27/20 ...”
Entire County LA Superior Court	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 This links you to other court orders throughout the State of California that address increased deadlines: https://newsroom.courts.ca.gov/news/court-emergency-orders-6794321 https://wclp.org/summary-california-courts-emergency-rule-on-evictions-and-foreclosures/
Agoura Hills	https://drive.google.com/file/d/1kyUjBkFMSwQHOnyBBJYrVFOIBYVT-K0l/view
Alameda	https://drive.google.com/file/d/1AVRmMqaW7sBVOBqwuXpvrRIW5eJZyStbq/view
Alhambra	https://drive.google.com/file/d/1XxAiBDLc9CTnFGqiKHK1m83CJI8cfx-/view
Arcadia	Appears on the lists but no links. Not sure if they passed a measure.
Baldwin Park	https://www.baldwinpark.com/online-documents/press-releases/2020/2093-city-of-baldwin-park-eviction-news-release/file
Beverly Hills	https://www.beverlyhills.org/cbhfiles/storage/files/18897053101710860873/BHOrdinance20-0-2805COVID19Emergency.pdf
Burbank	https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=8995&meta_id=366200
Commerce	http://www.ci.commerce.ca.us/DocumentCenter/View/4748
Culver City	https://www.culvercity.org/home/showdocument?id=1885
Duarte	https://drive.google.com/file/d/1h0vowq-bf7bafQuG9TvUXJM4emeRdUoo/view
El Monte	https://drive.google.com/file/d/1jRTmDhwDX_Cm20oFuDIEWxxMs_-bjLlo/view
Fullerton	https://drive.google.com/file/d/1fT8w2EdulUZ3xQCLm3SMvT_QITKjOv9w/view
Garden Grove	https://drive.google.com/file/d/19sxFRnW2HBpV9s1a-vdGc3xoinh8EGEu/view
Gardena	https://drive.google.com/file/d/1i5lYdftvDjNm2Mz-p5roGaulvWaraEb/view
Glendale	https://www.glendaleca.gov/home/showdocument?id=55361
Hawaiian Gardens	https://drive.google.com/file/d/1swEMroRV9Qi4b8AXu-0m13HyCLtQhQAY/view
Hermosa Beach	This is a news clipping. Need link to the Ordinance. https://easyreadernews.com/hermosa-beach-okays-eviction-moratorium-rejects-rent-abatement/
Huntington Park	https://www.hpca.gov/DocumentCenter/View/8162/HP-Resolution-proclamation-COVID-19?bidId=
Inglewood	https://www.cityofinglewood.org/DocumentCenter/View/14118/Executed-Copy---Emergency-Ordinance-COVID19
La Verne	https://drive.google.com/file/d/1booR9YIUoGUo16G73eBGy0Fc1aadjmP/view
Lancaster	Appears on the lists but no links. Not sure if they passed a measure.
Long Beach	https://lbpost.com/news/eviction-moratorium-rent-relief-long-beach
Los Angeles - City	Mayor of LA Executive Orders: 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/CommercialEvictionMoratoriumFINAL.pdf https://www.lamayor.org/sites/g/files/wph446/f/page/file/March232020OrderEllisalcoholparking_0.pdf https://www.lamayor.org/sites/g/files/wph446/f/page/file/20200330MayorPublicOrderSuspendingRSORentIncreasesLA.pdf https://www.lamayor.org/COVID19Orders City Council: http://clkrep.lacity.org/online/docs/2020/20-0147-S19_ORD_186585_03-31-2020.pdf



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Los Angeles – County	https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf For the portions of Los Angeles that are not incorporated into a city
Lynwood	http://lynwood.ca.us/wp-content/uploads/2020/03/Public-Order-Under-City-of-Lynwood-Emergency-Authority_ENG_SPA.pdf
Manhattan Beach	https://www.citymb.info/home/showdocument?id=41876 https://drive.google.com/file/d/1gHw1BpJa2qzhBC8InECMxawGGh4X-x-o/view
Maywood	https://www.cityofmaywood.com/media/Ordinance/2020/20-01-U%20-An%20Urgency%20Ordinance%20Adopting%20emergency%20Regulations%20related%20to%20tenant%20evictions%20and%20declaring%20the%20urgency%20thereof.pdf
Monrovia	https://drive.google.com/file/d/1hRmE-MVZ6JUuoAK7GGdObHYF1w3XGE3/view
Montclair	Appears on some lists but no links. Not sure if they passed a measure.
Pasadena	https://drive.google.com/file/d/1FAgBLa_mK6vZgMsDI_uY1VUx9wkN0U3V/view https://www.cityofpasadena.net/city-manager/wp-content/uploads/sites/2/Reso-9770.pdf?v=1584580389832
Pico Rivera	https://drive.google.com/file/d/1YifUJkp3DvWKNJN0hjbvFN4zFmwS6W/view
Pomona	http://www.ci.pomona.ca.us/index.php/wwhome/sewer-master-plan/21-government/2013-coronavirus-updates
Redondo Beach	https://drive.google.com/file/d/16BVCKwRp3Hwla09yCr0nfkQYXVvxp2f/view
Rosemead	https://drive.google.com/file/d/12cb_Z5dBwML1nQUnXASfD1TzgzUdyok/view
San Gabriel	https://drive.google.com/file/d/1_Td15g6Pp857qXCCYbV9j14QVMtwc9D/view
Santa Clarita	https://drive.google.com/file/d/1gnZiN_JExE7VjccakI3yKU3siYiQHb_w/view
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
Simi Valley	https://drive.google.com/file/d/1V-r-qH8E50oCdC6rY3pTvH2IYQQszXz/view
South Gate	https://www.cityofsouthgate.org/DocumentCenter/View/6164/Executive-Order-Evictions-03-18-20
South Pasadena	https://www.southpasadenaca.gov/home/showdocument?id=19583 https://www.southpasadenaca.gov/home/showdocument?id=19573 https://southpasadenan.com/tenants-union-demands-eviction-moratorium-utility-shutoff-halt-in-place-for-south-pasadena/
Torrance	https://drive.google.com/file/d/1wqUnYWGobvirDqHrR2NgeB-kwlhEijo/view
West Hollywood	https://weho.granicus.com/MetaViewer.php?view_id=16&event_id=1184&meta_id=185597
Whittier	https://online.cityofwhittier.org/OnBaseAgendaOnline/Documents/ViewDocument/REVISED%20PROPOSED%20URGENCY%20ORDINANCE%20(34572).pdf?meetingId=3072&documentType=Agenda&itemId=34572&publishId=15817&isSection=false
Federal Tenant Protections	https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf To find out if this applies to you: https://www.consumerfinance.gov/about-us/blog/guide-coronavirus-mortgage-relief-options/
Other Jurisdictions in the State Several have been started.	Tenants Together: Good statewide resources. To find your local tenant measure scroll down to “Local Organizing Efforts” in this document and search for your City or County. Way at the bottom. https://docs.google.com/document/d/1G-n_wK1JXUNHc2draFjq3JdY-8ILG343zvbM5q8Ykx8/edit# Housing Rights Center: https://docs.google.com/spreadsheets/d/1nqZo8nInVL_aueq2dKHGezvBgcOlyOrHGsqUowufSwl/edit#gid=0 National Lawyers Guild: https://docs.google.com/spreadsheets/d/16fEe8zCDiGlpD0grQiVeM_Z0pMabGN6pYR_KFySEug/edit#gid=0 SAJE: https://docs.google.com/document/d/1NVoi5tZ3Gb7DHZUGSpYQNID7Li4M7y_Rp_IPxQqL2hs/edit California Housing Advocates: https://docs.google.com/document/d/1isrlveEywsth146liawe3kkNvzeocQht6sl3pgkLwnQ/edit Anti-Eviction Mapping Project: https://www.antievictionmap.com/blog/2020/3/19/covid-19-emergency-tenant-protections-map Housing Now! https://docs.google.com/spreadsheets/d/1ykObHTzZgJLkkiBY01HGtNgCAE3EUTQyoTHJeAsTxE/edit#gid=0

YOU WANT STRONGER LAWS? GET INVOLVED - RESPOND TO OUR ACTION ALERTS

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>
- City of LA Organizing – <http://healthyla.org>
- County of LA Organizing - <https://www.facebook.com/UnincorporatedTenantsUnited/>
- Join your local tenant union: <https://latenantsunion.org/en/> for guidance getting connected
- Statewide Organization: Alliance of Californians for Community Empowerment: <https://www.acceaction.org>
- Pass the Rental Affordability Act: <https://www.housinghumanright.org/about/>



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WHAT ELSE CAN YOU DO?

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 you cannot pay your rent send an email to your landlord. Follow the instructions above.

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.

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

Step 10: Stay positive and strong and thank you for staying informed.

A MESSAGE FOR LANDLORDS

We are all in the same boat in a storm. If we work together we can all get through it. Please do not harass your tenants and do not break the law. Read Penal Code Section 418 and Civil Code Section 789.3.

Ask for a loan forbearance and wait for mortgage relief.



Eviction Defense Network

1930 Wilshire Blvd. | Suite 208 | Los Angeles, CA 90057 | phone 213.385.8112 | fax 213.385.8181 |

www.evictiondefensenetwork.org

A California 501(c)(3) Nonprofit Organization

**COVID-19 EMERGENCY
NOTIFICATION TO LANDLORD**

Send by email and US mail. To avoid entering the post office video tape yourself mailing it.

Name of Landlord: _____

Address of Landlord: _____

Email of Landlord: _____

Re: Tenant name: _____

Tenant address: _____

Dear _____:

I have had a temporary loss of income and/or increased expenses due to the COVID-19 Crisis.

____ I will not be able to pay my rent.

____ I will only be able to pay \$_____ my rent.

I do not wish to enter into a payment plan at this time. I think it is premature. Many organizations are fighting for rent and mortgage forgiveness and my situation is too unstable to make an actual agreement.

I have the option of providing you my documentation now or later. Attached is:

____ My letter of termination

____ My EDD documents

____ Proof of increased expenses that are COVID-19 crisis related

____ Other Proof. I decline to provide bank states as they are not relevant.

____ I will provide proof when I can get it or by the appropriate due date.

____ None of the laws that protect me require that I provide proof at this time. If you send me a menacing letter or email demanding proof at this time my response will be to remind you that none of the tenant protection measures that affect this jurisdiction require it.³

In order to document our communication and to avoid misunderstandings, please respond to this email via email or in writing rather than call or visit.

Sincerely,

PRINT YOUR NAME

³ Proof is not required at this time for compliance with the Judicial Council Order, the Governor's Emergency Order or City of LA Order or LA County Supervisors Order for unincorporated parts of the County. All others, please read the law that applies to your city.