

## MOTION

I HEREBY MOVE that Council AMEND communication from the City Attorney and Ordinance relative to adding Article 14.6 to the Los Angeles Municipal Code (LAMC) affording tenant protections during Coronavirus COVID-19 Emergency Declaration (Item No. 1, Council file No. 20-0147-S19), to include the following recommendations to read as follows:

### SEC. 49.99.2. PROHIBITION ON RESIDENTIAL EVICTIONS.

- A. No Owner shall evict a residential tenant for non-payment of rent during the Local Emergency Period if the tenant ~~is able to show an inability~~ *unable* to pay rent due to circumstances related to the COVID-19 pandemic. These circumstances include loss of income due to a COVID-19 related workplace closure, child care expenditures due to school closures, health-care expenses related to being ill with COVID-19 or caring for a member of the tenant's household *or family* who is ill with COVID-19, or reasonable expenditures that stem from government-ordered emergency measures. Tenants shall have up to six months following the expiration of the Local Emergency Period to repay any past due rent. Tenants may use the protections afforded in this section as an affirmative defense in an unlawful detainer action. Nothing in this article eliminates any obligation to pay lawfully charged rent. *However, the tenant and landlord may, prior to the expiration of the Local Emergency Period or within 90 days of the first missed rent payment, whichever comes first, mutually agree to a plan for repayment of unpaid rent selected from options promulgated by the Housing and Community Investment Department for that purpose.*
- B. No Owner shall exercise a No-fault Eviction during the Local Emergency Period ~~if the tenant or any member of the household is ill, in isolation, or under quarantine due to COVID-19.~~
- C. *No Owner shall exercise an Eviction during the Local Emergency Period based on the presence of unauthorized occupants, pets or nuisance related to COVID-19.*
- D. *No Owner shall charge interest or late fees on rent not paid under the provisions of this article.*
- E. *An Owner shall give written notice of the protections provided by this Ordinance within 30 days of its effective date. Failure to do so may result in penalties.*

PRESENTED BY \_\_\_\_\_  
PAUL KORETZ  
Councilmember, 5th District

SECONDED BY \_\_\_\_\_  
BOB BLUMENFIELD  
Councilmember, 3rd District