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To our valued clients,

We hope you and your loved ones are staying safe during this unprecedented time. With the novel coronavirus (COVID-19), there are many changes have occurred with respect to ALL litigation and how evictions will be handled for which I wanted to make you aware of.

CORONAVIRUS (COVID-19) EVICTION MORATORIUM (Residential & Business)

CITY/COUNTY MORATORIUM:

Please be advised that on March 15, 2020, Mayor Eric Garcetti issued a [temporary moratorium](#) ONLY on evictions for non-payment of rent for **residential** tenants in the City of Los Angeles who are unable to pay rent due to circumstances related to the COVID-19 pandemic. On These circumstances may include:

1. Loss of income due to workplace closure or reduced hours due to COVID-19
2. Loss of income or childcare expenditures due to school closures
3. Health care expenditures stemming from COVID-19 infection of the tenant or a member of the tenant's household who is ill with COVID-19
4. Reasonable expenditures stemming from government ordered emergency measures.

Tenants are **still obligated to pay lawfully charged rent**, but during the emergency period, tenants may not be evicted for failure to pay rent due to the financial impacts related to COVID-19. Tenants will have up to six (6) months following the expiration of the local emergency to repay any back rent due (which could subsequently be extended by the City). Click [here](#) for more information on requirements and questions concerning residential evictions in the City of Los Angeles. Until changed, that essentially means no non-payment of rent evictions can be filed (no three-day notices either) probably until after May 31, 2020.

On March 17, 2020 ,Mayor Garcetti announced a similar [moratorium](#) on **commercial** evictions.

Also on March 17, Los Angeles County Supervisor Hilda Solis announced a moratorium on all no-fault residential and commercial evictions, starting retroactively on March 4 and lasting until **May 31, 2020**. Tenants will have six months after the end of the emergency proclamation to pay for back rent owed. It is unclear what will be the rules as to "payback" of past due rent.

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STATE MORATORIUM:

California Governor Gavin Newsom has also issued an [Executive Order](#) to Protect Renters and Homeowners during the pandemic. This includes a suspension of evictions **and foreclosures of residential and commercial tenants** where the failure to pay rent or the foreclosure arises out of a substantial decrease in household or business income or substantial out-of-pocket medical expenses and the decrease or expenses was caused by the COVID-19 pandemic or by any governmental response to COVID-19, and is documented. The Governor's order is in effect **through May 31, 2020**.

Note: While the city orders state they are effective through March 31, 2020 (unless extended), **the Governor's order is effective through May 31, 2020, and trumps the shorter deadline given by the city.**

IF YOU ARE A LANDLORD and need financial assistance due to loss of income as a result of tenants' inability to pay rent or otherwise related to economic damage from COVID-19, you may be able to apply for a disaster loan through the SBA [here](#).

LA COUNTY SUPERIOR COURT OPERATIONS

All Los Angeles County Superior Court courthouses were closed from March 17-19, but are reopen as of March 20, 2020 (except for Beverly Hills and Catalina), with scaled down operations for **time-sensitive, essential and emergency functions only**. These include but are not limited to civil and family temporary restraining orders, ex parte proceedings, and probate emergency petitions. **All other matters have been continued by the court**, which will send notice to the parties or their attorneys notifying them of the continued dates and times of their hearings.

Nearly 400 courtrooms will remain closed at least through **April 16, 2020**. All civil and criminal trials are suspended through April 16. Further, due to the court's inability to hold unlawful detainer related hearings throughout the emergency period, the court has **continued all unlawful detainer trials** without a determination.

Please note that given the everchanging nature of the current situation with COVID-19, all of the above information is subject to change at any time. Further, **while court hearings and trials have been continued, court filings are still being accepted. If you want or need to file a lawsuit, you may continue to do so. In addition, if you are currently involved in a lawsuit, all other timing requirements and filings remain unchanged, including discovery.**

Please continue to communicate with us so you do not lose your substantive rights.

This is a time of uncertainty for all of us, but I want to assure you that I am doing my best to continue providing effective counsel for you. Please stay safe and stay well.

Sincerely,



MICHAEL J. SIMKIN
MJS/ea