

Jurisdiction	Link to Ordinance/Resolution	Term	Protections	Rent Freeze?	Notice Requirement	Req. Documentation	Partial payment?	Payback period	Late Fees	Related Links
CALIFORNIA	<a href="#">Executive Order N-37-20</a>	<ul style="list-style-type: none"> <li>Passed March 27, 2020;</li> <li>in effect until May 31, 2020 unless extended</li> </ul>	<ul style="list-style-type: none"> <li>Gives residential tenants affected by COVID-19, who are in the process of being evicted, an extra 60 days to respond after being served with a summons</li> <li>No writ may be enforced while this order is in effect to evict a tenant from residence or dwelling unit for nonpayment of rent who               <ol style="list-style-type: none"> <li>paid rent prior to the date of this order</li> <li>tenant notifies the landlord before the rent is due, or within a reasonable time not to exceed 7 days</li> <li>the tenant provides documentation to the landlord.</li> </ol> </li> </ul>	N/A	Tenant must notify Landlord in writing within 7 days after the day rent is due	<ul style="list-style-type: none"> <li>Documentation substantiating effects of COVID-19 are due no later than the time upon payment of back rent               <ul style="list-style-type: none"> <li>Termination notices, payroll checks, pay stubs</li> <li>Bank statements, medical bills</li> <li>Signed letters or statements from an employer or supervisor explaining the tenant's changed financial circumstances</li> </ul> </li> </ul>	N/A	Not specified	Not specified	<a href="#">CA summary</a>
CALIFORNIA	<a href="#">Amendments to the CA Rules of Courts</a>	<ul style="list-style-type: none"> <li>Passed April 6, 2020</li> <li>90 days after the Governor lifts the state of emergency related to the COVID-19 pandemic, or until it is amended or repealed by the Judicial Council</li> </ul>	<ul style="list-style-type: none"> <li>Prohibits a court from issuing a summons after a landlord files an eviction case, unless necessary to protect public health and safety; the time for the tenant to respond to a new eviction case will not begin until the rule is lifted</li> <li>Prohibits a court from entering a default judgment against the tenant because the tenant failed to file a response, unless the court finds:               <ol style="list-style-type: none"> <li>the eviction is necessary to protect public health and safety</li> <li>the tenant failed to respond in the time required by law, including any extension that may apply</li> </ol> </li> <li>If tenant responded or appeared, a court cannot set a case for trial earlier than 60 days after a trial is requested, unless necessary to protect public health and safety</li> <li>Requires any trial in an eviction case that was already scheduled as of April to be postponed until at least 60 days after the initial trial date</li> </ul>	N/A	N/A	N/A	N/A	N/A	N/A	<a href="#">Summary</a>
Anaheim	<a href="#">Ordinance No. 6482</a>	<ul style="list-style-type: none"> <li>Effective March 24, 2020</li> <li>Ordinance in effect until May 31, 2020 unless extended</li> </ul>	Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19	N/A	Tenant (of SFR, MFR, mobile homes, or other structure used lawfully as a residential dwelling) must notify Landlord in writing before the day rent is due	<ul style="list-style-type: none"> <li>Documentation substantiating Tenant is unable to pay rent due to COVID-19, the state of emergency, or government-recommended precautions               <ul style="list-style-type: none"> <li>Tenant or family member is/was sick with COVID-19</li> <li>Reduction of income (lay-off, loss of hours)</li> <li>Compliance with recommendation to stay home, self-quarantine</li> <li>Child care needs due to school closures</li> </ul> </li> </ul>	Must pay portion of the rent that Tenant is able to pay	<ul style="list-style-type: none"> <li>120 days after expiration</li> <li>If no payback plan agreed upon, past rent shall be repaid in 4 equal installments in monthly intervals starting 30 days after rent is due</li> </ul>	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	<a href="#">City's website re. evictions</a>
Buena Park	<a href="#">Urgency Ordinance No. 1679</a>	<ul style="list-style-type: none"> <li>Effective March 17, 2020 and shall apply to tenancies where Tenant remains in possession and/or UD action hasn't reached final judgment or issuance of a final order after all appeals have been exhausted</li> <li>Ordinance in effect until EO N-28-20 expires</li> </ul>	<ul style="list-style-type: none"> <li>Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19 if Tenant has paid rent prior to the date of this order pursuant to an agreement</li> <li>Landlord may not evict residential tenants for no-fault cause if any member of the household is sick, in isolation, or under quarantine</li> </ul>	<a href="#">Effective March 17, 2020, Ordinance No. 1680 prohibits landlords from increasing the rent of a residence or dwelling unit above the rate the tenant paid as of the effective date of this ordinance.</a>	<ul style="list-style-type: none"> <li>Pursuant to Ordinance No. 1680, Tenant must notify Landlord in writing within 7 days after rent is due</li> <li>For rent due between March 17 and April 14, consistent with Ordinance No. 1679, Tenant must notify Landlord in writing within 30 days after rent is due</li> </ul>	<ul style="list-style-type: none"> <li>Documentation substantiating Tenant is unable to pay rent due to COVID-19, the state of emergency, or government-recommended precautions               <ul style="list-style-type: none"> <li>Tenant or family member is/was sick with COVID-19</li> <li>Reduction of income (lay-off, loss of hours)</li> <li>Compliance with government recommendation to stay home, self-quarantine, avoid congregating with others</li> <li>Extraordinary out-of-pocket medical expenses</li> <li>Child care needs due to school closures</li> </ul> </li> </ul>	N/A	Within 6 months after expiration of the local emergency (May 31, 2020 unless extended)	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	<a href="#">City's website re. COVID-19 &amp; protections</a>
Costa Mesa	<a href="#">Regulation No. 2</a>	<ul style="list-style-type: none"> <li>Issued April 1, 2020</li> <li>Regulations in effect until May 31, 2020</li> </ul>	Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19	N/A	Tenant must notify Landlord in writing within 30 days after rent is due	Supporting documentation must be provided within 30 days and must show a substantial decrease in income (lay-offs, loss of hours) and/or substantial out-of-pocket medical expenses caused by COVID-19 or any government response	N/A	Within 120 days after expiration	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	<a href="#">City's website re. evictions</a>
Fullerton	<a href="#">Ordinance No. 3279</a>	<ul style="list-style-type: none"> <li>Effective March 26, 2020</li> <li>Ordinance is in effect until May 31, 2020 unless extended</li> </ul>	Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19	N/A	Tenant must notify Landlord in writing within 30 days after rent is due	Documentation showing loss of income/increased medical expenses within 30 days after rent is due	N/A	180 days after expiration	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	<a href="#">City's website re. evictions</a>
Laguna Beach	<a href="#">Ordinance No. 1645</a>	Ordinance is in effect until the expiration of CA EO N-37-20	Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19	N/A	Tenant must notify Landlord in writing within 30 days after rent is due	<ul style="list-style-type: none"> <li>Supporting documentation must be provided within 30 days showing:               <ul style="list-style-type: none"> <li>Tenant or family member is/was sick with COVID-19</li> <li>Reduction of income (lay-offs, loss of hours)</li> <li>Compliance with government recommendation to stay home, self-quarantine, avoid congregating with others</li> <li>Extraordinary out-of-pocket medical expenses</li> <li>Childcare needs arising from school closures</li> </ul> </li> </ul>	N/A	Within 120 days after expiration	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	<a href="#">Patch article with ordinance &amp; letter sent by city to Landlords</a>
Mission Viejo	<a href="#">Urgency Ordinance No. 20-337</a>	<ul style="list-style-type: none"> <li>Ordinance applies to eviction notices and UD actions based on notices filed or served on or after date of proclamation of a local emergency (March 14, 2020)</li> <li>Ordinance is in effect until May 31, 2020 unless extended</li> </ul>	<ul style="list-style-type: none"> <li>Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19</li> <li>Landlords may not evict tenants for no-fault cause unless necessary for the health and safety of tenants, neighbors, or the landlord</li> </ul>	N/A	Tenant must notify Landlord in writing within 30 days after rent is due	<ul style="list-style-type: none"> <li>Supporting documentation must be provided within 30 days showing:               <ul style="list-style-type: none"> <li>Tenant or family member is/was sick with COVID-19</li> <li>Reduction of income (lay-offs, loss of hours)</li> <li>Compliance with government recommendation to stay home, self-quarantine, avoid congregating with others</li> <li>Extraordinary out-of-pocket medical expenses</li> <li>Childcare needs arising from school closures</li> </ul> </li> </ul>	N/A	Within 6 months of expiration	If rent is unpaid 6 months after expiration, Landlord may charge a late fee to residential and commercial Tenants for rent delayed due to COVID-19	
Placentia	<a href="#">Ordinance No. O-2020-03</a>	<ul style="list-style-type: none"> <li>Moratorium not applicable to nonpayment of rent due prior to March 4, 2020 (CA declaration of emergency)</li> <li>Ordinance in effect until May 31, 2020</li> </ul>	Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19	N/A	Tenant must notify Landlord in writing within 30 days after rent is due	Supporting documentation must be provided within 30 days and must show a substantial decrease in income (lay-offs, loss of hours) and/or substantial out-of-pocket medical expenses caused by COVID-19 or any government response	N/A	Within 120 days after expiration	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	
Santa Ana	<a href="#">Eviction Moratorium EO</a>	<ul style="list-style-type: none"> <li>Applies to eviction notices and UD actions served/issued after March 17, 2020</li> <li>Order in effect until May 31, 2020 unless extended</li> </ul>	Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19	Effective April 7, 2020, Executive Order No. 2-2020 prohibits landlords from increasing rents due while California's EO N-28-20 is in effect (until May 31, 2020 unless extended)	Tenant must notify Landlord in writing within 30 days after rent is due	<ul style="list-style-type: none"> <li>Supporting documentation must be provided within 30 days showing:               <ul style="list-style-type: none"> <li>Tenant or family member is/was sick with COVID-19</li> <li>Reduction of income (lay-off, loss of hours)</li> <li>Compliance with recommendation to stay home, self-quarantine</li> <li>Extraordinary out-of-pocket medical expenses</li> <li>Child care needs due to school closures</li> </ul> </li> </ul>	N/A	Within 6 months of end of local emergency	Landlord may not charge residential or commercial Tenants late fees for rent delayed due to COVID-19	<a href="#">City's website re. evictions &amp; rent increases</a>
Seal Beach	<a href="#">Ordinance No. 1683-U</a>	<ul style="list-style-type: none"> <li>Applies to nonpayment of rent on or after March 13, 2020</li> <li>Ordinance is in effect until expiration of the local emergency</li> </ul>	<ul style="list-style-type: none"> <li>Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19</li> <li>Landlords may not evict tenants for no-fault cause unless necessary for the health and safety of tenants, neighbors, or the landlord other than based on illness of the tenant or an occupant of the unit, which shall be confirmed by the city's Building Officer prior to eviction</li> </ul>	N/A	Tenant must notify Landlord in writing within 7 days after rent is due	<ol style="list-style-type: none"> <li>Documentation must be provided within 30 days substantiating Tenant's inability to pay all or part of the rent due to COVID-19           <ul style="list-style-type: none"> <li>Tenant or family member is/was sick with COVID-19</li> <li>Reduction of income (lay-offs, loss of hours)</li> <li>Compliance with government recommendation to stay home, self-quarantine, avoid congregating with others</li> <li>Extraordinary out-of-pocket medical expenses</li> <li>Childcare needs arising from school closures</li> </ul> </li> <li>Tenant must show evidence that he/she has applied for available state and federal aid programs.</li> </ol> <p>Landlord shall evict tenant solely because tenant is unable to provide adequate documentation within the time period if tenant is unable to contact employer and continues to make good faith effort to do so.</p> <p>Supporting documentation must be provided within 30 days and must show a substantial decrease in income (lay-offs, loss of hours) and/or substantial out-of-pocket medical expenses caused by COVID-19 or any government response</p>	N/A	Within 6 months of expiration	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	<a href="#">City's press release re. evictions</a>
Westminster	<a href="#">Ordinance No. 2565</a>	<ul style="list-style-type: none"> <li>Moratorium not applicable to nonpayment of rent due prior to March 4, 2020 (CA declaration of emergency)</li> <li>Ordinance in effect until EO N-28-20 expires</li> </ul>	Landlord may not evict Tenant for nonpayment of rent if nonpayment is due to COVID-19	N/A	Tenant (of SFR, MFR, mobile home, or other structure lawfully used as a residential dwelling) must notify Landlord in writing before the day rent is due	<ul style="list-style-type: none"> <li>Supporting documentation must be provided within 30 days and must show a substantial decrease in income (lay-offs, loss of hours) and/or substantial out-of-pocket medical expenses caused by COVID-19 or any government response</li> </ul>	On or before rent is due, Tenant must pay "no less than" the full amount less the amount of COVID-19 impacts as substantiated by reasonable documentation	Within 120 days after expiration	Landlord may not charge residential or commercial Tenants late fees or penalties for rent delayed due to COVID-19	<a href="#">City's website re. evictions</a>

**Irvine** [Resolution No. 20-29](#)

- Discourages landlords from evicting tenants or increasing rents during this crisis where non-payment is a result of COVID-19 and the related mitigation efforts.
- If your landlord has notified you of an eviction that is in conflict with the City Council resolution, please provide the contact information of your landlord and any relative documents to either [ckovac@cityofirvine.org](mailto:ckovac@cityofirvine.org) (link sends e-mail) or [stakigawa@cityofirvine.org](mailto:stakigawa@cityofirvine.org) (link sends e-mail).

**Garden Grove** [Resolution No. 9613-20](#)

- Paragraph 8 tracks EO N-28-20, suspending residential and commercial evictions due to nonpayment of rent caused by COVID-19 and/or any government response to COVID-19
- Covered nonpayment of rent due to COVID-19 includes: decrease in come (lay-offs, loss of hours) or substantial out-of-pocket medical expenses.

\*\*\* Current as of April 27, 2020. Please check <https://www.publiclawcenter.org/>, as many of these Ordinances/Resolutions are in effect until May 31, 2020, unless extended by law.