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COVID-19's Effect on Evictions

On March 16, 2020, Governor Gavin Newsom issued Executive Order N-28-20 ("Order") which gives local governments the authority to impose eviction protections for certain commercial and residential tenants unable to pay rent due to a documented decrease in business or household income caused, or substantial out-of-pocket medical expenses caused by COVID-19. These eviction protections will remain in effect through May 31, 2020 and may be extended. However, the Order makes it clear that eviction protections are not intended to and will not relieve a current tenant from their existing obligation to pay rent, nor restrict a landlord's ability to recover rent when due.

Since then, many major cities and local governments have begun enacting eviction moratoriums to prohibit evicting a tenant who is unable to pay rent due to circumstances caused by COVID-19. For example, in Los Angeles county, such circumstances could include a 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 expenses incurred while caring for a member of the tenant's household who is ill with COVID-19.

Most, if not all California local governments are expected to pass similar eviction protections within the next few days and weeks. Given the uncertainty surrounding application and enforcement of these eviction protection measures in light of COVID-19, it is highly recommended that you work closely with your legal counsel to ensure you comply with all state and local standards regarding evictions over the next few months. To read the order, [click here](#).

Hart King professionals are here to help you handle these issues quickly and effectively, and can answer any questions you have. Contact us today. *Experience matters. We can help.*

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