



EXECUTIVE ORDER NO. 20-04

1
2 ORDER OF THE CITY OF INGLEWOOD, CALIFORNIA PROVIDING FOR
3 AN EXTENSION ON EVICTION PROTECTIONS TO RESIDENTIAL AND
4 COMMERCIAL TENANTS TO THE FULLEST EXTENT AUTHORIZED BY
5 THE GOVERNOR'S EXECUTIVE ORDER N-28-20; INCLUDING NO
6 FAULT EVICTIONS OF RESIDENTIAL TENANTS, AND THE
7 WITHDRAWAL OF RESIDENTIAL UNITS FROM THE RENTAL MARKET
8 UNDER THE ELLIS ACT DURING THE COVID-19 LOCAL EMERGENCY
9 PERIOD

10 RECITALS

11 WHEREAS, on March 17, 2020, the City of Inglewood issued a Proclamation of
12 Existence of a Local Emergency in response to the COVID-19 pandemic; and

13 WHEREAS, during a local emergency the City Council may promulgate orders
14 and regulations necessary to provide for the protection of life and property;

15 NOW, THEREFORE, IT IS HEREBY ORDERED by the City Council of the City
16 of Inglewood, California, as follows:

17 SECTION 1. The above recitals are incorporated into this Order.

18 SECTION 2. This order is promulgated to provide for the protection of life and
19 property, pursuant to Government Code Section 8634.

20 SECTION 3. No landlord shall evict a residential or commercial tenant in the City
21 of Inglewood during this local emergency if:

22 (A) The basis for eviction is nonpayment of rent, or a foreclosure, arising out of a
23 substantial decrease in household or business income (including, but not limited to, a
24 substantial decrease in household income caused by layoffs or a reduction in the number
25 of compensable hours of work, or a substantial decrease in business income caused by
26 a reduction in opening hours or consumer demand), or substantial out-of-pocket medical
27 expenses; and
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(B) The decrease in household or business income or the out-of-pocket medical expenses described in paragraph (A) was caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19, and is documented.

(C) Documentation substantiating any claims of any COVID-19 related hardship that precludes a residential or commercial tenant from paying full rent must be provided to the landlord.

SECTION 4. No residential property owner shall exercise a no-fault eviction during the Local Emergency Period. No-fault eviction means those not based on an alleged fault of the tenant.

SECTION 5. No property owner may withdraw an occupied residential unit from the rental housing market under the Ellis Act during the Local Emergency Period.

SECTION 6. This order is retroactive to March 4, 2020 and has been extended from May 31, 2020, to June 30, 2020.

SECTION 7. The City Council reserves the right to extend this order as needed and determined.

ORDERED BY THE CITY COUNCIL this 26th day of May, 2020.

CITY OF INGLEWOOD:

Mayor

ATTEST:

City Clerk