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## County Extension of Eviction Moratorium is Illegal

The Los Angeles County Eviction Moratorium was first introduced on March 19, 2020. There have been subsequent amendments which, among other things, prohibit no fault evictions. Additionally, the Los Angeles County Board of Supervisors (LACBOS) have, on multiple occasions, extended the moratorium.

On September 1, 2020, the LACBOS met and extended the eviction moratorium until October 31, 2020. Subsequently, on October 13, 2020, the moratorium was extended until November 30, 2020. Finally, parts of the moratorium were recently extended to January 31, 2022.

However, pursuant to California Code of Civil Procedure Section, 1179.05(a), "Any ordinance, resolution, regulation, or administrative action adopted by a city, county, or city and county in response to the COVID-19 pandemic to protect tenants from eviction is subject to all of the following:"

"(1) Any extension, expansion, renewal, reenactment, or new adoption of a measure, however delineated, that occurs between August 19, 2020, and March 31, 2022, shall have no effect before April 1, 2022."

Based on CCP 1179.05, any extension by LACBOS that occurred after August 19, 2020 is in violation of CCP 1179.05. As such, the aforementioned extensions that transpired after August 19, 2020, are therefore, invalid and have no effect.