



April 8, 2020

**RE: Notice of Citywide Moratorium of Tenant Eviction Related to the Financial Impacts of the COVID-19 Pandemic**

Dear Sir or Madam:

You are receiving this letter because you may be the landlord of one or more properties in Laguna Beach. On April 7, 2020, the Laguna Beach City Council adopted Urgency Ordinance 1645, in response to the Governor's Executive Orders N-28-20 and N-37-20. The Urgency Ordinance prohibits the eviction of any commercial or residential tenant, including residents of mobile home parks, due to non-payment of rent when the inability to pay rent is a result of financial impacts attributed to the COVID-19 pandemic. The Urgency Ordinance remains in effect until the expiration of the Governor's Executive Orders, including any extensions.

To qualify, your tenant must within 30 days after the rent is due: (1) provide notification in writing of the substantial COVID-19 related financial impacts, and (2) provide documentation establishing such substantial COVID-19 related financial impacts. COVID-19 related financial impacts do not include circumstances in which the tenant otherwise has financial resources sufficient to pay rent.

Nothing in this ordinance shall relieve your tenant of liability for any unpaid rent. As the landlord, you may seek payment of the unpaid rent after the expiration of the Urgency Ordinance, and the tenant must pay it no later than 120 days from the expiration date. Please note that the Urgency Ordinance prohibits collecting penalties, interest or a late fee for rent that is delayed for COVID-19 related financial impacts. Please also note that the Urgency Ordinance does not prevent you, as the landlord, from negotiating a different arrangement with your tenant(s) related to unpaid rent which provides relief greater than what is provided in the ordinance.

We appreciate your understanding of this situation and the extraordinary circumstances that compelled the City Council to vote unanimously to adopt the Urgency Ordinance. If you have any questions regarding this letter or Urgency Ordinance 1645, please contact Senior Administrative Analyst Jeremy Frimond in the City Manager's Office at [jfrimond@lagunabeachcity.net](mailto:jfrimond@lagunabeachcity.net) or 949-464-6673.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Whalen".

Bob Whalen  
Mayor