

What does the temporary moratorium do?

On March 27, 2020, the Rancho Cordova City Council voted in favor of and passed two urgency ordinances halting evictions for residential and commercial tenants affected by the COVID-19 crisis. Effective immediately, landlords in the City of Rancho Cordova are prohibited from evicting a tenant from a residential or commercial property for nonpayment of rent, if the tenant demonstrates that the inability to pay rent is due to a “Covered Reason for Delayed Payment.”

Why a temporary moratorium?

Residential and commercial tenants have experienced sudden income or revenue loss caused by the effects of COVID-19, and this may impact a tenant’s ability to pay rent when it’s due, leaving them vulnerable to eviction. The temporary moratorium prohibits these evictions to protect the public health and safety, as well as stabilize the rental housing market and local economy.

What are the Covered Reasons for Delayed Payment?

Residential Tenants

A residential tenant’s loss of income must be due to any of the following:

1. Tenant was sick with COVID-19 or caring for a household or family member who is sick with COVID-19
2. Tenant experienced a lay-off, loss of hours or other income reduction resulting from COVID-19 or the state of emergency
3. Tenant’s compliance with an order from a government agency to stay home, self-quarantine or avoid congregating with others during the state of emergency
4. Tenant’s need to miss work to care for a home-bound school-age child

Commercial Tenants

A commercial tenant’s loss of income must be due to tenant’s closure of business, operating restrictions placed upon the tenant’s business, or other loss of the patronage of the tenant’s business resulting from the state-declared emergency, city-declared emergency, county stay-at-home order, or any other emergency declarations or orders related to COVID-19.

If I am renting a property and can’t pay my rent due to the reasons noted above, what should I do?

1. Notify your landlord in writing before the day rent is due that you have a “Covered Reason for Delayed Payment.” These reasons are outlined above.
2. Provide your landlord with verifiable documentation to support your reason.
3. Pay any portion of the rent that you can at this time.

If I am a landlord with a tenant that can’t pay rent due to a Covered Reason for Delayed Payment, what is my responsibility?

Landlords shall not:

- Serve a notice pursuant to California Code of Civil Procedure sections 1161 and 1162
- File or initiate an unlawful detainer action based on a three-day pay or quit notice
- Otherwise attempt to initiate eviction of the residential or commercial tenant for nonpayment of rent

When do tenants have to pay what is owed to the landlord?

Tenants are still required to pay back unpaid rent to the landlord.

The timing of the City of Rancho Cordova's ordinance currently aligns with the Governor's Executive Order, which has been extended and is currently scheduled to expire on March 31, 2021. Tenants will have 120 days from this date, or the date of any extensions of the Governor's Executive Order, to pay back unpaid rent to the landlord. Late fees are prohibited.

Where can I find more information on the temporary moratorium?

The residential urgency ordinance is available [here](#), and the commercial urgency ordinance is available [here](#).