



Commercial Tenant Eviction Moratorium (CTEM)

Expiration of the CTEM

Eviction of a commercial tenant for nonpayment of rent due to COVID-19 related circumstances is prohibited in Culver City through July 31, 2022, or the termination of the local emergency, whichever is earlier.

As of the expiration of the CTEM, tenants will be responsible for paying current rent in full when due.

Tenants are protected from eviction due to the nonpayment of back rent during the subsequent repayment schedule. The repayment period length will vary depending on the tenant's selected repayment plan. Tenants are not protected from eviction for the nonpayment of current rent during the grace period.

REPAYMENT OF BACK RENT AFTER THE END OF THE MORATORIUM

To receive the protections of the CTEM during the repayment period, tenants must select and adhere to one of the following:

1. Repayment of back rent in full within 12 months after the expiration of the CTEM
2. 24-month graduated repayment plan;
3. 30-month graduated repayment plan; or
4. Any other repayment plan mutually agreed upon in writing by landlord and tenant

REPAYMENT OF BACK RENT AFTER THE END OF THE MORATORIUM (Continued)

In order to qualify for the protections of the CTEM during the repayment period, a tenant must select and adhere to the 12-month, 24-month or 30-month repayment schedules by July 31, 2022, unless a different agreement for repayment is reached between the landlord and tenant.

If a tenant fails to provide written communication to the Landlord on the selection of one of the repayment options on/before the expiration of the CTEM, the tenant will automatically be subject to the 12-month repayment plan. If, at any time during any of the repayment plans selected or agreed upon, a tenant fails to make a payment timely, then the tenant will forfeit any protection from eviction afforded during the repayment period.



Q&A