



## **RED ALERT**

*April 8, 2020*

### **Judicial Council of California Suspends Almost All Evictions**

On Monday, to address the impact of the Coronavirus pandemic on California residents, the **Judicial Council of California** adopted emergency rules for the courts that **suspend almost all evictions** in the state until **90 days after** the end of **California's COVID-19 State of Emergency**.

Empowered by Governor Gavin Newsom with expanded emergency authority, the Judicial Council of California voted at its emergency meeting to **suspend all unlawful detainer actions until 90 days after California's COVID-19 State of Emergency ends or until the Judicial Council rules are amended or repealed**. The only exceptions are cases where public health or safety is involved.

This action by the Judicial Council goes beyond the **eviction moratorium** that the governor declared last month via **executive order**. That order **banned through May 31, 2020**, the **eviction** of tenants who are unable to pay their rent for reasons related to the COVID-19 emergency. Now, it is unlikely that any unlawful detainer actions will be heard until late summer, at the earliest.

You can read the Judicial Council emergency rules [here](#).

AAOC is working with the California Rental Housing Association (CalRHA) and other multifamily industry allies to identify potential paths for challenging this administrative action which effectively deprives rental housing providers of their rights under California law, without the benefit of a hearing or due process, and impedes their ability to move forward in a timely manner with necessary unlawful detainers.

Updates on this issue will be provided by AAOC as the situation evolves. If you have questions, please [email](#) AAOC Vice President of Government Affairs Bill Christiansen.

Finally, be sure to visit the [COVID-19 Resources](#) page on the [AAOC website](#) for information and resources to assist you in the operation and management of your rental communities and businesses. The page is updated daily with content that will keep you in the know.