

## **Dennis P. Block & Associates, APC**



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### **IMPORTANT INFORMATION FOR YOUR CASE**

If your residential property is located in the City of Los Angeles, you are required to have the attached Notice of Renters' Protections posted on all properties in an accessible common area of the property. In addition, if your property is subject to the Rent Stabilization Ordinance you will also need to post the Notice "THIS PROPERTY IS SUBJECT TO RENT STABILIZATION NOTICE."

If your property is subject to the Los Angeles Rent Stabilization Ordinance, you will also need to register the unit with the City and obtain a Statement of Registration. This Statement of Registration must be served on your tenant prior to the service of any termination notice.

**Failure to comply with either of the above requirements will be fatal to any unlawful detainer action filed against your tenant.**

**To obtain a copy of your Registration Certificate online go to:**  
**<https://housingbill.lacity.org/billing>**

**If you need to know the APN of the property go to:**  
**<https://maps.assessor.lacounty.gov/m/>**

# NOTICE

## THIS PROPERTY IS SUBJECT TO THE RENT STABILIZATION ORDINANCE

**TENANTS: You are hereby notified that this building is subject to the Los Angeles Rent Stabilization Ordinance (RSO), LAMC Chapter XV.**

The RSO regulates rent increases:

- Landlords may only collect rents of units registered with the *Los Angeles Housing Department (LAHD)*.
- Generally, a landlord may not raise the rent in excess of the annual allowable rent increase unless otherwise permitted by LAHD of the Los Angeles Municipal Code (LAMC).
- A reduction in services may also constitute an unlawful rent increase.

The RSO limits the reasons for which a tenant may be evicted:

- The landlord may be required to pay relocation assistance for certain evictions.
- Foreclosure or sale of a property is not an allowable reason of eviction.

All rental properties in the City of Los Angeles must meet the minimum habitability requirements set forth in the Building Code and the California Health and Safety Code.

For further information, or to file a complaint, please contact *LAHD's Hotline* at (866) 557-7368 or log on to: <http://lahd.lacity.org>.

# AVISO

## ESTA PROPIEDAD ESTÁ SUJETA A LA ORDENANZA DE ESTABILIZACIÓN DE ALQUILER

**INQUILINOS: Están notificados que esta propiedad está sujeta a la Ordenanza de la Estabilización de Alquiler (RSO) de la Ciudad de Los Angeles, Capítulo XV del Código Municipal (LAMC, siglas en Inglés).**

El RSO regula los aumentos de renta:

- El dueño solamente puede recibir pagos de renta si su unidad está registrada con el *Departamento de Vivienda (LAHD, siglas en inglés)*.
- Por lo general, no se le permite al dueño aumentar la renta más del porcentaje anual, a menos que sea permitido por LAHD o por el Código Municipal (LAMC)
- Una reducción en los servicios también podría constituir un aumento de renta ilegal.

El RSO pone límites en las razones para desalojar a los inquilinos:

- El dueño podría ser requerido pagar asistencia monetaria de reubicación en ciertos desalojos.
- La ejecución hipotecaria, el remate, o la venta de una propiedad no son razones legales para desalojar a inquilinos.

Todas las propiedades de alquiler en la Ciudad de Los Angeles tienen que cumplir con los requisitos mínimos de habitabilidad indicados por el Código de Edificios y el Código de Salud y Seguridad de California.

Para obtener más información o presentar una queja, comuníquese con LAHD llamando al (866) 557-7368 o por internet a <http://lahd.lacity.org>.

### OWNERS

OWNERS ARE REQUIRED TO POST THIS NOTICE IN A CONSPICUOUS LOCATION LIKE THE LOBBY OR NEAR A MAILBOX USED BY ALL PROPERTY RESIDENTS, OR IN, OR NEAR A PUBLIC ENTRANCE TO THE PROPERTY.

### PROPIETARIOS

LOS PROPIETARIOS DEBEN PUBLICAR ESTE AVISO EN UN LUGAR VISIBLE COMO EL VESTÍBULO O CERCA DE LOS BUZONES DE TODOS LOS RESIDENTES, O DENTRO O CERCA DE LA ENTRADA PÚBLICA DE LA PROPIEDAD.

# CITY OF LOS ANGELES RENTER PROTECTIONS NOTICE

This notice is provided in compliance with Ordinance No.187737, that requires landlords of residential properties to provide a summary of renters' rights for tenancies that commenced or were renewed on or after January 27, 2023. This notice must also be posted in an accessible common area of the property. For more information, visit [housing.lacity.org](https://housing.lacity.org) or call **(866) 557-7368 (RENT)**.

## RENTER PROTECTIONS APPLY TO ALL RESIDENTIAL RENTAL UNITS IN THE CITY OF LOS ANGELES.

### NON-PAYMENT OF RENT

- Tenants must pay their full monthly rent beginning February 1, 2023. However, low-income renters who could not pay rent due to COVID-19 financial impact continued to have eviction protections through March 31, 2023 if they notify their landlord within 7 days of the rent due date and provided proof of income.

### AT-FAULT EVICTIONS

- Effective January 27, 2023, all renters in the City of Los Angeles have eviction protections, which means that landlords must provide a legal reason for eviction. Tenants in rental units not subject to the City's Rent Stabilization Ordinance (RSO) are protected at the end of their first lease, or 6 months after the commencement of their initial lease, whichever comes first.
- Allowable at-fault eviction reasons include non-payment of rent; violation of a lease/rental agreement; causing or permitting a nuisance; using the unit for an illegal purpose such as drugs & gangs; failure to renew a similar lease; denial of access into the rental unit; being an unapproved subtenant at the end of the tenancy; and failure to comply with an approved Tenant Habitability Plan (THP).
- Eviction protections for unauthorized pets and additional tenants due to COVID-19 continue through **January 31, 2024**.

### NO-FAULT EVICTIONS

- No-fault eviction reasons include: for occupancy by the owner, family member or a resident manager; compliance with a government order; demolition or permanent removal from the rental housing market; or to convert the property to affordable housing.
- Landlords are required to submit a Declaration of Intent to Evict to LAHD for all no-fault evictions for all rental units, submit required fees, and pay the tenant relocation assistance.

### RELOCATION ASSISTANCE

- Relocation Assistance is required for tenant no-fault evictions for all residential units.
- Relocation assistance for tenants who rent a Single Family Dwelling (SFD) is one month's rent if the landlord is a natural person who owns no more than 4 residential units and a SFD on a separate lot.
- A landlord can deduct a tenant's unpaid rental debt from the relocation assistance payment.

#### Relocation Assistance from July 1, 2023 through June 30, 2024

Tenant Type	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income (Regardless of Length of Tenancy)	Mom & Pop Amount (Only for Landlord, Family, Resident Manager Occupancy)	Single Family Dwelling owned by natural persons
Eligible Tenant	\$9,900	\$12,950	\$12,950	\$9,500	One month's rent
Qualified Tenant	\$20,850	\$24,650	\$24,650	\$19,150	

### RENT INCREASES UNDER THE RSO

- Landlords of RSO properties can resume annual allowable rent increases effective February 1, 2024. No banking or retroactive rent increases are allowed.
- The City Council approved a 4% rent increase for properties subject to the RSO from February 1, 2024 through June 30, 2024. An additional 1% for gas and 1% for electric service can be added if the landlord provides the service to the tenant.
- Landlords must provide an advance 30-day written notice for all rent increases of less than 10%.

### RENT INCREASES UNDER THE STATE LAW

Some non-RSO rental units are subject to State law AB1482, which applies to properties built more than 15 years ago.

- Effective August 1, 2022 to July 31, 2023, the maximum allowable increase is 10%
- Effective August 1, 2023 to July 31, 2024, the maximum allowable increase is 8.8%

To find out if your unit is subject to the RSO or AB1482, visit [zimas.lacity.org](https://zimas.lacity.org). Enter your address, click the Housing tab, and the RSO & AB1482 status will be indicated for the property.

## **COVID-19 RENTAL DEBT**

Unpaid rent due to COVID-19 financial impact must be repaid by the following dates:

- Rent owed from March 1, 2020 to September 30, 2021 is due by August 1, 2023.
- Rent owed from October 1, 2021 to January 31, 2023 is due by February 1, 2024.
- Low-income renters who notified their landlord within 7 days of rent due of their inability to pay rent due to COVID-19 and provided proof of income for rent due for February and/or March 2023, have until February and/or March 2024 to repay the rent.

## **STATE LAW EVICTION PROTECTION (CONSUMER DEBT)**

A tenant cannot be evicted for non-payment of rent if the tenant did the following:

- Provided the landlord with a COVID-19 Related Declaration of Financial Distress within 15 days of the rent due date, for rent owed from March 1, 2020 through August 31, 2020. This rent is Consumer Debt for which the tenant cannot be evicted.
- Provided the landlord with a COVID-19 Related Declaration of Financial Distress within 15 days of the rent due date, for rent owed from September 1, 2020 through September 30, 2021, AND paid 25% of their rent. This rent is Consumer Debt for which the tenant cannot be evicted.
- Tenants that followed the above cannot be evicted; however, a landlord can recover the rental debt in small claims court.



## **NOTICE TO TERMINATE TENANCY (EVICTION FILING)**

Effective January, 27, 2023, any written notice terminating a tenancy must be filed with LAHD within three (3) business days of service on the tenant per Los Angeles Municipal Code 151.09.C.9 & 165.05.B.5. All no-fault evictions can be filed at <https://housing.lacity.org/eviction-notice>

## **ECONOMIC DISPLACEMENT**

### **(MORE THAN 10% RENT INCREASE)**

Effective March 27, 2023, tenants who receive a rent increase of more than 10% within 12 months and are unable to afford the rent increase have the option to receive relocation assistance to move out of their rental unit instead. The relocation amount is based on the bedroom size of the rental unit. Relocation assistance for tenants who rent a Single Family Dwelling (SFD) is one month's rent if the landlord is a natural person who owns no more than 4 residential units and a SFD on a separate lot.

- A landlord can deduct a tenant's unpaid rental debt from the relocation assistance payment.

<b>ECONOMIC DISPLACEMENT RELOCATION ASSISTANCE PER BEDROOM SIZE</b>						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Single Family Dwelling owned by natural persons
FY 2024	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600	One month's rent
Relo Amt	\$5,331	\$6,018	\$7,632	\$9,789	\$10,800	
Moving Costs	\$1,411	\$1,411	\$1,411	\$1,411	\$1,411	
<b>Total Relo \$</b>	<b>\$6,742</b>	<b>\$7,429</b>	<b>\$9,043</b>	<b>\$11,200</b>	<b>\$12,211</b>	
<b>Effective October 2023 – September 2024</b>						

## **EVICTIONS FOR NON-PAYMENT OF RENT**

Effective March, 27, 2023, landlords may not evict a tenant who falls behind on rent unless the tenant owes an amount higher than the Fair Market Rent (FMR). The FMR depends on the bedroom size of the rental unit. For example, if a tenant rents a 1-bedroom unit and the rent is \$1,500, the landlord cannot evict the tenant since the rent owed is less than the FMR for a 1-bedroom unit.

<b>ECONOMIC THRESHOLD FAIR MARKET RENT PER BEDROOM SIZE</b>					
Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2024	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600
<b>Effective October 2023 – September 2024</b>					



**This is a summary of the Renter Protections of the City of Los Angeles. Please visit our website at [housing.lacity.org](https://housing.lacity.org) for the most up to date information and complete details of the Renter Protections.**

**Need Help, call LAHD (866) 557-RENT [7368]**

**Monday-Friday 9:00 am - 4:00 pm**

**File a complaint online at [housing.lacity.org/File-a-Complaint](https://housing.lacity.org/File-a-Complaint)**

**Have a question? Ask LAHD @ [housing.lacity.org/ask-housing](https://housing.lacity.org/ask-housing)**