

Los Angeles Landlord Checklist: Serving a 3-Day Rent Notice

PDF version of the finalized infographic prepared from the uploaded Los Angeles housing documents.

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Based on LAHD / attached documents

1

Confirm LA city rules apply

Property is in the City of Los Angeles and covered by LA eviction protections.

2

Make sure the unit is registered

Serve a valid LA registration statement before demanding or collecting rent.

3

Check the rent amount owed

Tenant must owe MORE than Fair Market Rent threshold. FY 2026: Studio \$1,863 | 1BR \$2,085 | 2BR \$2,601 | 3BR \$3,298 | 4BR \$3,672.

4

Prepare the 3-day notice correctly

List all residents, address, exact rent, periods owed, AND number of bedrooms.

5

Include full payment instructions

State who payment is payable to, where delivered, phone number, and days/hours available.

6

Record Date of Service

The date notice was served must be explicitly written on the notice form.

7

Count the deadline properly

3 days start next business day after service; exclude weekends and judicial holidays.

8

Serve the notice properly

Personal service; substitute + mailing; or posting + mailing if no one available. Attach Notice of Right to Counsel.

9

RSO Security Deposit Interest

You must pay interest on security deposits for RSO units. If unpaid, subtract it from the 3-day notice balance.

10

Attach and keep records

Complete proof of service and file notice with LAHD within 3 business days.

Sources: LA 3-Day Notice, LA Registration Statement, LAHD Renter Protections/RTC, Security Deposit Interest Bulletin, LAHD Portal.

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