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IMPORTANT INFORMATION FOR YOUR CASE

If your property is located in the City of Los Angeles, you are required to have the attached Notice of Renters' Protections posted on all residential properties in an accessible common area of the property.

In addition, this Notice must also be given to tenants who begin or renew their tenancy on or after January 27, 2023. This is required for ALL residential properties located in the City of Los Angeles.

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/>

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 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 no-fault evictions for all residential units. who cannot pay rent due to COVID-19 financial impact continue to have protections through March Single Family Dwelling (SFD) is one month's rent 31, 2023. Renters must notify their landlord within if the landlord is a natural person who owns no 7 days of the date the rent is due and provide more than 4 residential units and a SFD on a proof of income level. Eligible tenants will then separate lot. have until March 31, 2024, to repay their unpaid debt from the relocation assistance payment.

RELOCATION ASSISTANCE

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 nonpayment 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 to the rental unit; being an unapproved subtenant; and failure to comply with an approved Tenant Habitability Plan (THP).
- Eviction protections for unauthorized pets and additional tenants due to COVID-19 continue provided a 30 day written notice is served to the tenant.

Relocation Assistance from July 1, 2022 through June 30, 2023.					
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	\$9,200	\$12,050	\$12,050	\$8,850	One month's rent
Qualified Tenant	\$19,400	\$22,950	\$22,950	\$17,850	

RENT INCREASES UNDER THE RSO

Landlords of RSO properties can resume annual into the rental unit; being an unapproved subtenant; allowable rent increases effective February 1, 2024. No banking or retroactive rent increases apply with an approved Tenant Habitability Plan (THP).

Beginning April 1, 2023, landlords may collect new LAHD approved cost recovery surcharges,

RENT INCREASES UNDER THE STATE LAW

NO-FAULT EVICTIONS

Some non-RSO rental units are subject to State

- No-fault eviction reasons include: for occupancy law AB1482, which applies to properties built by the owner, family member or a resident more than 15 years ago. The maximum rent manager; compliance with a government order; increase is 10% for rent increases effective demolition or permanent removal from the rental 8/1/2022 to 7/31/2023. 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

To find out if your unit is subject to the RSO or AB1482, visit 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. and are unable to afford the rent increase have the option to receive relocation assistance to move out
- ☐ Rent owed from October 1, 2021 to January 31, of their rental unit instead. The relocation amount 2023 is due by February 1, 2024. is based on the bedroom size of the rental unit.

ECONOMIC DISPLACEMENT (MORE THAN 10% RENT INCREASE)

Effective March 27, 2023, tenants who receive a

STATE LAW EVICTION PROTECTION

Family Dwelling (SFD) is one month's rent if the **(CONSUMER DEBT)** landlord is a natural person who owns no more

A tenant cannot be evicted for non-payment of rent than 4 residential units and a SFD on a separate if the tenant did the following: lot.

- ☐ 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.

2023 ECONOMIC DISPLACEMENT RELOCATION ASSISTANCE PER BEDROOM SIZE

	Efficiency	1 Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Single Family Dwelling owned by natural persons
FY2023	\$1,534.00	\$1,747.00	\$2,222.00	\$2,888.00	\$3,170.00	One month's rent
Relo Amt	\$4,602.00	\$5,241.00	\$6,666.00	\$8,664.00	\$9,510.00	
Moving Costs	\$1,411.00	\$1,411.00	\$1,411.00	\$1,411.00	\$1,411.00	
Total Relo \$	\$6,013.00	\$6,652.00	\$8,077.00	\$10,075.00	\$10,921.00	

Tenants that followed the above cannot be evicted; however, a landlord can recover the rental debt in small claims court.



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.

2023 ECONOMIC TRESHOLD FAIR MARKET RENT PER BEDROOM SIZE

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY2023	\$1,534.00	\$1,747.00	\$2,222.00	\$2,888.00	\$3,170.00

This is a summary of the Renter Protections of the City of Los Angeles. Please visit our website at housing.lacity.org for the most up to date information and complete details of the Renter Protections.

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-notices>

Need Help, call LAH

[73housing.lacity.org/ask-housing

Monday-Friday

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**File a complaint online at hou
Complaint**

Have a question?_Ask LAHD @

housing.lacity.org