



LAHD - Landlord Declarations
P.O. 17100
Los Angeles, CA 90057
LAHD Hotline (866) 557-7368
housing.lacity.org



FOR DEPARTMENT USE

APN: _____ - _____ - _____ C.D.: _____ # _____

NOTICE TO LANDLORD: The filing of this form satisfies the legal requirements of LAMC §151.09 C.6. If this eviction action is based upon documented information provided by a law enforcement or prosecutorial agency, in accordance with LAMC §151.09 C.7, use the *Declaration of Intent to Evict for Alleged Gang-Related Crime, Violent Crime, Unlawful Weapon or Ammunition Crime, Threat of Violent Crime, Illegal Drug Activity or Drug-Related Nuisance*. Pursuant to CA Code of Civil Procedure §1161(4), landlords may serve a 3-day Notice to Quit for alleged nuisance activity. **DO NOT SERVE THIS DECLARATION ON THE TENANT.**

DECLARATION OF INTENT TO EVICT FOR ALLEGED ILLEGAL DRUG ACTIVITY

Rental Unit Address:	<u>STREET ADDRESS</u>	<u>UNIT No.</u>	<u>CITY</u>	<u>ZIP CODE</u>
Current Tenant Name(s):				
Current Monthly Rent:		Date of Last Rent Increase:	____ / ____ / ____	

Is this rental unit currently registered with the City under Rent Stabilization?
No landlord shall demand or accept rent for a rental unit without first serving a copy of a valid registration or annual registration renewal statement on the tenant of that rental unit [LAMC §151.05 A.]. In any action by a landlord to recover possession of a rental unit the tenant may raise as an affirmative defense the failure of the landlord to comply with §151.05 A. [LAMC §151.09 F.].

Yes
 No

Are any Code Enforcement fees currently delinquent?
A tenant may withhold the payment of any rent otherwise lawfully due and owing if any Code Enforcement fees are delinquent. Once the fees have been paid, the tenant becomes obligated to pay the current rent and any back rent withheld [LAMC §161.903.3.1.]. The tenant may assert as an affirmative defense to any unlawful detainer action that the landlord has failed to pay required fees pursuant to this article [LAMC §161.903.3.2.].

Yes
 No

Is this rental unit currently subject to the Rent Escrow Account Program (REAP) or has it been subject to REAP within the past year?
Until a unit is removed from REAP and for one year thereafter, the landlord shall have the burden of proving that any action to recover possession, other than one based on nonpayment of rent, is not brought for the purposes of retaliation [LAMC §162.09 A.3.-4.].

Yes
 No

DECLARATION OF LANDLORD

I hereby declare that I am evicting the tenant(s) at the rental property identified on this form because of alleged illegal drug activity. I understand that the rent for any subsequent tenant(s) is not decontrolled and therefore must be established at the rental amount indicated above plus any increases or decreases allowed by the Rent Stabilization Ordinance in accordance with LAMC §151.06 C.

<u>LANDLORD'S SIGNATURE</u>	<u>LANDLORD'S PRINTED NAME</u>	<u>DATE</u>
<u>LANDLORD'S MAILING STREET ADDRESS</u>	<u>LANDLORD'S CITY, STATE, ZIP CODE</u>	<u>LANDLORD'S PHONE</u>
<u>LANDLORD'S AGENT SIGNATURE</u>	<u>AGENT'S PRINTED NAME</u>	<u>DATE</u>
<u>AGENT'S COMPANY & STREET ADDRESS</u>	<u>AGENT'S CITY, STATE, ZIP CODE</u>	<u>AGENT'S PHONE</u>

Any person who willfully or knowingly with the intent to deceive makes a false statement or representation, or knowingly fails to disclose a material fact in this form shall be guilty of a misdemeanor [LAMC §151.10 B.].