

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

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. Under the Just Cause Ordinance (JCO), 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 eviction reasons for cause 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 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] (applies only to RSO units).

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, 2024 through June 30, 2025					
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	\$10,300	\$13,500	\$13,500	\$9,900	One month's rent
Qualified Tenant	\$21,750	\$25,700	\$25,700	\$19,950	

RENT INCREASES UNDER THE RSO

- RSO rent increases were prohibited from March 2020 to January 2023. No banking or retroactive rent increases are allowed.
- RSO rent increases are permitted once every 12 months.
- Allowable RSO rent increases:

Effective Date	% Allowed
3/30/2020 – 1/31/2024	0%
2/1/2024 – 6/30/2024	4%
7/1/2024 – 6/30/2025	4%

- 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 (before 2009).

- Effective August 1, 2023 to July 31, 2024, the maximum allowable increase is 8.8%
- Effective August 1, 2024 to July 31, 2025, the maximum allowable increase is 8.9%

STATE LAW EVICTION PROTECTION (CONSUMER DEBT)

- Tenants cannot be evicted for non-payment of rent if they 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 steps above cannot be evicted; however, a landlord can recover the rental debt in small claims court.

TENANT ANTI-HARRASMENT ORDINANCE

- Protects all residential tenants from harassment by landlords. Harassment occurs when a landlord creates an unbearable situation to the point that the tenant does not feel comfortable or safe remaining in the unit. For more information or to file a complaint, visit housing.lacity.org/residents/tenant-anti-harassment/

CITY OF LOS ANGELES EVICTION DEFENSE PROGRAM

If you're at risk of being evicted, there is help available. If you receive LA Superior Court Documents (SUMMONS & COMPLAINT – UNLAWFUL DETAINER [UD]) **you must respond to the Court within 5 days.**

Contact stayhousedla.org or call 888-694-0040

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>.
- A tenant can raise an affirmative defense in an eviction for failure to provide a copy of the eviction notice to LAHD.
- To look up records for a property, visit lahd.service-now.com/plu

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.

ECONOMIC DISPLACEMENT RELOCATION ASSISTANCE PER BEDROOM SIZE						
	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
Relocation Amount	\$5,331	\$6,018	\$7,632	\$9,789	\$10,800	
Moving Costs	\$1,411	\$1,411	\$1,411	\$1,411	\$1,411	
Total Relo \$	\$6,742	\$7,429	\$9,043	\$11,200	\$12,211	
Effective October 2023 - September 2024						

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.

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



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.

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

Have a question? Ask LAHD @ housing.lacity.org/ask-housing