

City of LA Renter's Legal Digest

The City of Los Angeles Declaration of Local Emergency effective on March 4, 2020, **terminated** on February 1, 2023. These provisions apply to ALL residential units in the City of Los Angeles. However tenant protections have been enacted that are in effect now.

Covid-19 Rental Debt

- Tenants must pay full monthly rent to avoid eviction beginning February 01, 2023
- Rent Owed: Mar. 1, 2020 - Sept. 30, 2021
 - Tenants must pay by August 1, 2023
- Rent Owed: Oct. 1, 2021 - Jan. 31, 2023
 - Tenants must pay by February 1, 2024
- It is recommended that tenants who owe past due rent meet with their landlords to arrange a repayment plan to meet the protection deadlines.

Additional Tenants and Pets

- Eviction protections for unauthorized occupants or pets due to Covid-19 will continue through Jan. 31, 2024

Protections Notice

- All landlords must provide a Notice of Renters' Protections to tenants who begin or renew their tenancy on or after Jan. 27, 2023

Rent Increases

- Rent Increases are PROHIBITED for rental units subject to the Rent Stabilization Ordinance (RSO) from March 30, 2020 through January 31, 2024

For questions please call the L.A. Housing Department Hotline at 866-557-7368



Renter Support Resources

City Resources

L.A. Housing Department

1-866-557-7368

<https://housing.lacity.org>

LA City Attorney's Office

(213) 978-8100

<https://cityattorney.lacity.gov>

Stay Housed LA

1-888-694-0040.

<https://www.stayhousedla.org>

Community Organizations

Inner City Law Center

(213) 891-2880

<https://innercitylaw.org>

Coalition for Economic Survival

(213)252-4411

<https://www.cesinaction.org>

Tenants Together

(415) 495-8100

<https://www.tenants-together.org>

Office of the City Attorney Hydee Feldstein Soto



TENANT PROTECTIONS

Know Your Rights

Office of the Los Angeles City Attorney
HYDEE FELDSTEIN SOTO

<https://cityattorney.lacity.gov/>

Support Navigating an Eviction Notice

Non-Payment of Rent Evictions

Effective Mar. 27, 2023, landlords may not evict a tenant who falls behind in rent unless the tenant owes an amount higher than the Fair Market Rent (FMR). See chart below.

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

No-Fault Evictions

Tenants who received a notice to terminate their tenancy based on an Ellis Act eviction prior to Mar. 4, 2020 will receive an additional 60 days and cannot be evicted until Apr. 1, 2023

Illegal Lockouts

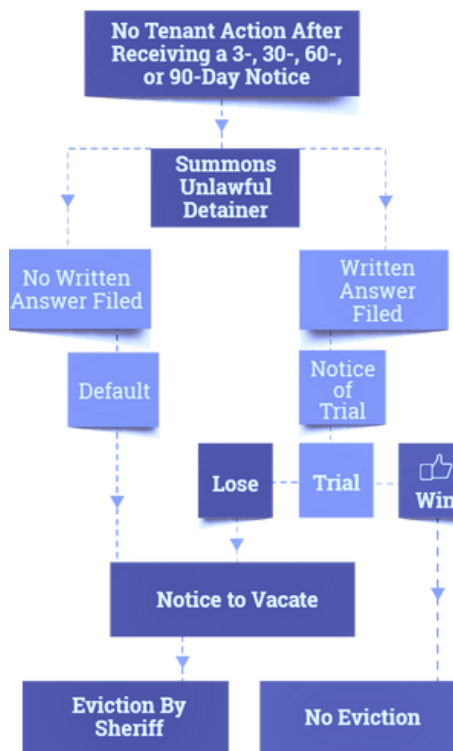
It is illegal for a landlord to lock you out, remove doors or windows, change locks, cut off utility services, or use other forms of harassment to make you move out. You can file a complaint with the police if the landlord locks you out or cuts off your utilities. You can also sue your landlord for lockout damages in Small Claims Court. You can also file a harassment complaint against your landlord with the Housing Department, using their hotline (866) 557-7368

Unlawful Detainer

If you get a 3, 30, 60 or 90-day notice and don't take action, your landlord can file a lawsuit against you called an Unlawful Detainer which is a court complaint that the landlord has filed to have you evicted.

NEXT STEPS:

- Get a lawyer or contact a local legal aid organization right away to help you file your response with the court. You might have as few as 5 days from the date you receive an Unlawful Detainer to file your written answer with the court.
- **FILE an Answer - NO MATTER WHAT - even if your landlord has no right to evict you**
- **DON'T** lose your Covid and Just Cause rights
- You will be given a trial date. At the trial, you can explain your case.



Just Cause Ordinance

Effective January 27, 2023

Tenants are protected at the end of their first lease or 6 months after lawful occupancy.

LANDLORDS MUST HAVE A LEGAL REASON TO EVICT A TENANT

Tenant no-fault evictions require the payment of relocation assistance. <https://housing.lacity.org/residents/just-cause-for-eviction-ordinance-jco>

RENT INCREASES MORE THAN 10%

Rental properties not subject to the RSO that receive a rent increase > 10% within 12 months have the option to receive relocation assistance. The relocation amount is based on the bedroom size of the rental unit.

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	
Relo Amt	\$4,602.00	\$5,241.00	\$6,666.00	\$8,664.00	\$9,510.00	One month's rent
Moving Costs	\$1,411.00	\$1,411.00	\$1,411.00	\$1,411.00	\$1,411.00	
Total Relo S	\$6,013.00	\$6,652.00	\$8,077.00	\$10,075.00	\$10,921.00	