

LA County RSO

- Must be located in Unincorporated Los Angeles County
- 2 or more units in the property
- Certificate of Occupancy issued on or before **February 1, 1995**
- On April 1, 2020 permanent ordinance will take effect. An annual cap of up to 8% (tied to Consumer Price Index) on rent increases.

State of California

AB 1482

- Built before **January 1, 2005**
- Single-family homes are not covered unless owned by corporate landlords
- Expires in 2030
- Rent increase is 5% plus CPI or 10% whichever is lower (8.3% initially), in one year.

RESOURCES



Housing + Community Investment Department (HCID)

1200 W. 7th St. Suite #100
Los Angeles, CA 90017
(866)557-7368

<http://hcid.lacity.org>
(Report repair issues in your apartment, rent overcharges, unlawful evictions)



LA City - Department of Building and Safety

201 N Figueroa St,
Los Angeles, CA 90012
Call 311

<http://www.ladbs.org>
(Report unpermitted construction, demolition problems and structural problems in your building or unit)



LA County Department of Public Health
(888)700-9995 <http://publichealth.lacounty.gov/>
(Report issues related to rats, mice, roaches, and bedbugs)



Central American Resource Center
2845 W 7th St, Los Angeles, CA 90005
<https://www.carecen-la.org/>
(213) 385-7800
Immigration Legal Services

TENANT RIGHTS

It is your human right to live in a healthy, safe and accessible home.

SAJE


Strategic Action for a Just Economy



Tenant Action Clinic

Free every Tuesday @4pm

152 W 32nd St, Los Angeles, CA 90007
(between Broadway and Hill)

 **(213) 745-9961**

Please bring all necessary paperwork regarding your problem
First-come, first-serve basis / This is a self-help model
www.saje.net | www.facebook.com/StrategicActions | @saje_southla

Know Your Rights, Build Power!

- Never pay your rent with cash, instead pay with a cashier's check or money order, and mail certified. The landlord must provide 2 forms of payment or more, and an address where you can mail your rent.
- Save your rent receipts & stubs as evidence of rent payments.
- Do not sign anything you do not understand. Request notices in the language you most understand.

How to request repairs needed in your home:

- Document ALL necessary repairs by keeping a journal, list of repairs, pictures and video footage of repairs.
- Notify your landlord and/or on-site manager in writing of ALL repairs needed in your unit.
- Fill out a Notice To Repair request, make a copy of it for your records, and mail the notice to the owner and/or on-site manager. *Verbal requests are not the best way to request repairs.*
- If your landlord/on-site manager does not respond in writing within 7 days, file a complaint with the Los Angeles Housing Department (HCIDLA). You can do this: Over the phone at 1(866) 557-7368, In person at your nearest HCID office, or Online <http://hcidla.lacity.org>

IMPORTANT REMINDERS

- Landlords/managers must provide you with a WRITTEN 24-HOUR NOTICE prior to entering your unit. You have the right to peace, quiet and privacy.
- ALL communication between you and the landlord/manager must be in writing.
- It is against the law for landlords/managers to ask about your legal status and/or use your legal status as a tactic to evict you or intimidate you (LA Ordinance #185797 effective 11/25/18).
- Under California state law, tenants with a disability can request a reasonable accommodation.
- DO NOT accept "Cash-for-Keys" Buyout Agreements! This is a predatory tactic used to displace people. If you accepted a "Cash-for-Keys" deal, you have 30 days to rescind it.
- Immigration and Customs Enforcement (ICE aka La Migra) raids:
 - Stay calm.
 - Do not open your door.
 - You have the right to remain silent.
 - ICE is not allowed in private spaces without warrants signed by a judge.
 - Do not sign anything until you speak with a lawyer.
 - Document the time, location and what happened.



Your Tenant Rights

Los Angeles tenants organized, fought and achieved the right to rent control in 1978. The Rent Stabilization Ordinance of Los Angeles (LA RSO), aka rent control, is a law that protects tenants from excessive rent increases and unjust evictions.

LA RSO protects tenants that live in:

- Units built before October 1, 1978.
- Properties with two or more units.
- Units/properties located in the city of Los Angeles.
*(*unincorporated areas are not covered by LA RSO, but covered by the LA County Unincorporated Rent Stabilization Ordinance. To learn more about and/or file a complaint, call: 1(833) 223-7368)*

LA Rent Stabilization
Ordinance of 1978
(LA RSO)

RENT INCREASES UNDER RSO

Under LA RSO, the allowable rent increase is 4%-6% every 12 months with proper 30-day written notice. If your landlord pays for your gas & electricity, your allowable rent increase is 6% (1% for gas & 1% for electricity).

At-Fault Evictions

- Failure to pay rent (never pay cash! Buy a money order, pay with check or online. Receipts and electronic records are your only proof in court).
- Failure to fix or address a violation of the rental agreement.
- Creating a nuisance or causing damage to the rental unit (harassing or bothering neighbors).
- Using the rental unit for an illegal purpose (manufacturing or selling drugs).
- Failure to renew a similar rental agreement.
- Failure to provide the landlord reasonable access to the rental unit.
- The person at the end of the lease term is a subtenant not approved by the landlord.

No Fault Evictions

- The property owner or eligible family member will move into the rental unit (only immediate family members, spouse, child, parent, grandparent, or grandchild).
- A resident manager will move into the rental unit.
- Demolition and permanent removal from the rental market (Ellis Act).
- Government order (because of dangerous conditions).
- If HUD is the owner of the building and wants to sell it.
- Conversion to affordable housing.
**No fault evictions are eligible for relocation assistance, amount ranges from a minimum of \$8,500 up to \$21,200*