

RESOURCES



Department of housing (HCID)
Central Regional Office
3550 Wilshire Blvd., Suite 1500
Los Angeles, CA 90010
(866)557-7368 <http://hcidla.lacity.org>
(Report repair issues in your apartment,
rent overcharges, illegal evictions)



LA City - Department of Building and Safety
(Report construction and demolition
problems and structural problems
with your building)
Call 311 <http://www.ladbs.org>



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

IMMIGRATION LEGAL SERVICES

- CHIRLA: www.chirla.org 1-888-6CHIRLA
- CARECEN: www.carecen-la.org (213) 385-7800

Your Rights as an Immigrant Tenant in the City of Los Angeles

It is illegal under the laws of the state of California, and the county and city of Los Angeles for your landlord to violate your tenant rights, harass you, or try to force you to move out of your home based on the country you come from, the language you speak, your immigration status, your race, ethnicity, or your religion.

If your landlord violates these rights, you can make complaints to the city and county agencies listed above. These agencies will not ask about your immigration status or report you to ICE (Federal immigration authorities).

*However - You might still be at risk. If you are not a U.S. Citizen and are concerned about your immigration status, especially if you or a member of your household has an outstanding deportation order, an active warrant, or a criminal conviction, you should consult an immigration attorney as soon as possible.

TENANTS' RIGHTS

You are protected by all of the rights listed in this brochure even if you do not have immigration status.



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YOUR RIGHTS

1. How to protect your rights as a tenant:

1. Pay your rent on time every month. You lose your rights as a tenant the moment you stop paying your rent.
2. Always get a rental receipt. If your landlord refuses to give you rental receipt pay with a check or money order to document your payments.
3. Do not sign something you do not understand. You are entitled to a rental contract in a language that you understand.

2. Steps to take if your unit needs repairs:

1. Always notify your landlord first that you need repairs made. If possible, do this in writing to document that you have already requested the repairs be made.
2. Wait for your landlord to respond to your request. Give the landlord 1-7 days, depending on the severity of the repair. If it is an emergency repair, give 1 day notice.
3. File a formal complaint with the Los Angeles Housing Department (HCID). If the manager does not respond file a complaint with the housing department at (866)557-7368 or online (www.hcidla.lacity.org)
4. Document the conditions in your unit. Take pictures or video. If you have physical or emotional reactions to the conditions document those as well. Save receipts of any money spent on the damages associated to the repair.

3. Immigration Status:

Nobody can refuse to rent to you because of your immigration status. This is a form of discrimination and you can file a complaint with HCID (contact above), or with California Department of Fair Employment and Housing www.dfeh.ca.gov/complaint-process/complaint-forms/ or (800) 884-1684.

1. All tenants are subject to the same protections regardless of their immigration status. Your immigration status does not affect your rights as a tenant.
2. You cannot be denied tenancy due to your immigration status. This is a form of discrimination and you can file a complaint with HCID.

4. Rent Control:

You live in a unit with rent control if:

1. the building has 2 or more units
2. was built before October 1978
3. is located in the City of LA

RENT CONTROL PROTECTS YOU



The owner can only increase 3% of the rent per year and maximum of 5% if the owner pays for utilities. There are only 14 legal reasons for evictions. And in reasons number 7-14, which are not the tenant's fault, the owner is required to give a relocation fund from \$7,750-\$20,050. **Verify your exact benefits. Always ask for copies of any housing department documents to ensure proof of benefits.**

14 LEGAL REASONS FOR EVICTIONS

FAULT

1. Non payment of rent (never pay in cash! Buy a money order or pay with a check. (Receipts and pay stubs are your only proof in court).
2. Violation of contract not taken care of after receiving written notice from landlord.
3. Causing problems damaging your housing or bothering your neighbors.
4. Using the apartment for any illegal activities (for example sewing clothing, cooking food to sell, selling drugs).
5. Refusal to sign a contract renewal after written request by landlord.
6. Refusal to give the landlord reasonable access to the unit for the purpose of making repairs, for an inspection, or to show the rental unit to any prospective purchaser.

NO FAULT

7. If you aren't the person who applied or signed the contract and were approved by the owner to live in the apartment.
8. If the owner needs the apartment to live in, for their immediate family to occupy or for the manager of the building and there are no vacant units.
9. If the owner wants to renovate the building and tenant fails to honor temporary or permanent relocation approved by HCID.
10. If the owner seeks to demolish or permanently remove unit from rental market.
11. If the owner is ordered by a government agency to empty the units (because of the dangerous conditions)
12. If HUD is the owner of the building and wants to sell it.
13. If the unit is in a Residential Hotel and landlord is trying to demolish or convert the unit.
14. If the landlord is looking to convert property into affordable housing if the units are put back on rental market rent the unit must be offered to tenant that was displaced