

LEGAL GROUNDS FOR EVICTION UNDER “RENT CONTROL”

Units in Los Angeles, built before October 1, 1978, where there are two or more units on a lot, are subject to the City’s Rent Stabilization Ordinance (the RSO, or “rent control”). Under the RSO there are only 12 legal grounds for eviction. A landlord cannot terminate any tenancy without cause.

1. Tenant’s non-repayment of rent
2. Tenant’s lease violation
3. Tenant-caused nuisance or property damage
4. Tenant’s illegal use of the unit
5. Tenant’s failure or refusal to renew a lease with similar terms to the previous lease
6. Tenant’s refusal to allow reasonable access to the unit
7. Sub-tenant, not approved by the landlord, in possession of the unit at the end of a lease term.
8. Landlord needs to use the unit for himself or a family member; or for a resident manager (if no other unit for the manager is available).
9. Landlord plans to demolish or rehab the building.
10. Landlord plans to remove the unit permanently from the rental market
11. Landlord’s obligation to comply with a government order to vacate the unit
12. HUD’s repossession of a building

CONTACT INFORMATION

Los Angeles Housing Department
Telephone Hotline: (866) 557-Rent, or
(213) 978-3231.

Web page: www.lacity.org/lahd

Code Enforcement Complaint Line:
weekdays between 9:00 am-4:00 pm at
(866) 557-Rent.

Vermin infestation is handled by the Los Angeles County Health Department,
(626) 430-5461.

For code complaints in L.A. County call
(877) 996-2633.

Housing discrimination: call the Fair Housing & Predatory Lending Hotline toll free at (800) 477-5977.

For lead poisoning incidents call LAHD’s Lead Unit at (213) 808-8933.

For more information on lead paint and children’s health call
(800) LA-4-LEAD.

For Section 8 housing call The Housing Authority of the City of Los Angeles (HACLA) at (213) 252-6199.

If your landlord has not returned you security deposit you can call Consumer Affairs Department at
(213) 974-1452.

Neighborhood Improvement Guide #1: Housing

How to protect and improve your housing

Council District Thirteen



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Council President



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IMPROVE YOUR HOUSING

Do you have chipped paint, leaking faucets, cracked walls, ceilings or floors, or other problems?

HOUSING INSPECTIONS

File a complaint (free of charge) with the Los Angeles Housing Department using one of the following methods:

Call the Code Enforcement Complaint Line weekdays between 9:00am-4:00pm at **(866) 557-RENT**;

Visit one of the Los Angeles Housing Department's Public Counters.

Submit a complaint via the **Internet**, www.lacity.org/lahd.

You will be contacted by LAHD Code Enforcement personnel, usually within 72 hours of filing the complaint.

Systematic Code Enforcement Program (SCEP) inspects all residential rental properties under rent control to ensure that they are safe and habitable. LAHD Inspectors conduct thorough inspections once every five years, cite owners for any deficiencies or code violations, and conduct re-inspections to verify that corrective work has been done.

For more information call **(866) 557-RENT**.

LEAD POISONING

If your house was built before 1978, and you have chipped paint on your walls, windows, or other surfaces, your family may be in danger of getting lead poisoning.

What can parents do?

If your home was built before 1978, assume it has lead paint.

- Have your child's blood level checked. Any lead in the blood is unhealthy
- Provide good nutrition to children
- Keep your home free of lead dust

Where is it found?

- Lead-based paint was used in housing before it was banned in 1978. It continues to be a hazard in older and badly maintained housing
- Dust from deteriorated lead paint is the greatest source of lead poisoning.

How can lead affect the body?

- It can cause Anemia, brain damage, learning disorders, hyperactivity, lethargy, physical growth problems, and major organ and nervous system damage.
- Lead poisoning most affects children under 6 and pregnant women because children's bodies are developing and pregnant women can pass on lead to the fetus.

HANDYWORKER PROGRAM

The Handyworker Program provides free minor home repairs to low income senior (62 years and older) or disabled resident homeowners or homeowners with disabled relatives residing with them. Emergency repairs that directly affect the health and safety of occupants are also provided to other homeowners if their income does not exceed the limits (regardless of age or disability status).

For more information call: **(213) 808-8803** or Spanish **(213) 808-8974**.

SECTION 8 HOUSING ASSISTANCE PROGRAM

The Section 8 Housing Assistance Program provides a federally-funded housing-assistance payment ("Section 8 voucher") to eligible families and individuals. Rather than being provided with a specific unit at a subsidized housing site, Section 8 participant-tenants are free to use their voucher to locate and contract for housing from a network of participating landlords throughout the Los Angeles area.

For more information write to:

Section 8 Applications & Contracting
Housing Authority of the City of LA
FOY Station, PO Box 17965-0965
Los Angeles, CA 90017-0965