



COMPLIANCE DIVISION
Los Angeles Housing Department
LAHD

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 RENT HOTLINE: 866.557.7368
 www.lacity.org/lahd



Antonio R. Villaraigosa, Mayor
 Mercedes Márquez, General Manager

RESERVED FOR LAHD USE

APN: _____ C.D.: _____ #:

NOTICE TO LANDLORD: Pursuant to California government Code §7060.4, the information labeled "Confidential Information" and provided on page 3 of this form shall be treated as confidential by the Department for the purposes of the Information Practices Act of 1977 (Civil Code §1798 et seq.). **DO NOT SERVE TENANTS WITH A COPY OF THIS NOTICE**

NOTICE OF INTENT TO WITHDRAW UNITS FROM RENTAL HOUSING USE

Property Address:	Street Address	City	ZIP Code
	_____	_____	_____

Legal Description:	_____

I certify that all accommodations in the structure(s) or building(s) covered by this Notice are being withdrawn from rent or lease. *A landlord seeking to evict tenants in order to demolish or permanently remove a unit from rental housing use may not withdraw from rent or lease less than all of the accommodations in a structure or building [LAMC §151.09A.10].*

Landlord Initial below:

Landlord Declaration

I declare that I am the owner of the real property described above, and I hereby notify the City of Los Angeles of my intent to withdraw the rental units indicated on this form from rental housing use. Pursuant to LAMC Sec. 151.23, I certify that actions have been initiated as required by law to terminate any existing tenancies. I further declare, under penalty of perjury under the laws of the State of California, that the information provided on this form and all attached pages is true, correct, and complete. (All owners must sign; attach additional pages if necessary.)

Owner 1
 Signature: _____
 Date: _____
 Printed Name: _____
 Address: _____
 City, State, Zip Code: _____

Owner 2 (IF APPLICABLE)
 Signature: _____
 Date: _____
 Printed Name: _____
 Address: _____
 City, State, Zip Code: _____

Owner 3 (IF APPLICABLE)
 Signature: _____
 Date: _____
 Printed Name: _____
 Address: _____
 City, State, Zip Code: _____

Notice of Tenant Relocation Assistance Requirements

If any current tenant at a given rental unit is 62 years age or older, is disabled as defined in Title 42 U.S.C. §423, is handicapped as defined in CA Health & Safety Code §50072, or is residing with one or more minor children who are legally dependent on that tenant (as determined for federal income tax purposes), that tenant household is entitled to relocation assistance in accordance with the level set forth for Qualified Tenants in Los Angeles Municipal Code (LAMC) §151.09G. If no current tenant meets any of the above listed requirements, the tenant household is entitled to relocation assistance at the level set forth for all other eligible tenants in LAMC §151.09G.

THE FOLLOWING RELOCATION ASSISTANCE REQUIREMENTS SHALL APPLY:

Type of Tenant	Less than 3 years	3 years or more	Less than 80% AMI
Eligible	\$6,810	\$9,040	\$9,040
Qualified	\$14,850	\$17,080	\$17,080

HUD Area Median Income Limits 80% AMI (Los Angeles)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150

If the rental unit is currently occupied by two or more tenants, each tenant shall be paid a pro-rata share. In accordance with LAMC §151.09G.2, the landlord shall pay relocation assistance amount owed to the tenant, either directly or via an escrow account in the tenant's name, within fifteen (15) days of service of a written notice of termination.

EXCEPTIONS TO TENANT RELOCATION ASSISTANCE REQUIREMENT:

A landlord is not required to pay relocation assistance under any of the following circumstances:

- a. The tenant received actual written notice, prior to entering into a written or oral tenancy agreement, that an application to subdivide the property for condominium, stock cooperative or community apartment purposes was on file with the City or had already been approved, whichever the case may be, and that the existing building would be demolished or relocated in connection with the proposed new subdivision;
- b. The tenant received actual written notice, prior to entering into a written or oral agreement to become a tenant, that an application to convert the building to a condominium, stock cooperative or community apartment project was on file with the City or had already been approved, whichever the case may be; or
- c. The landlord seeks in good faith to recover possession of the rental unit in order to comply with a governmental agency's order to vacate the building housing the rental unit due to hazardous conditions caused by a natural disaster.

Request for Information on Future Use

The landlord's provision of information on the intended future use of this property is voluntary. A landlord is not required to provide the information requested in this section, and failure to provide the information requested in this section is not a defense in an unlawful detainer action.

Following the withdrawal of rental units, the building(s) or structure(s) covered by this *Notice of Intent* will be:

<input type="checkbox"/> Demolished:	If so, what will be the future use?	<input type="checkbox"/> New multi-family housing	<input type="checkbox"/> Condo or co-op units
		<input type="checkbox"/> Single-family dwelling	<input type="checkbox"/> Commercial use
		<input type="checkbox"/> Undecided at present	<input type="checkbox"/> Other _____
<input type="checkbox"/> Converted to:	<input type="checkbox"/> Condominiums	<input type="checkbox"/> Co-op ownership units	<input type="checkbox"/> Non-residential use
<input type="checkbox"/> Used for:	<input type="checkbox"/> Non-Rental Housing	<input type="checkbox"/> Storage/Home Office	<input type="checkbox"/> Other _____

CONFIDENTIAL INFORMATION

The total number of rental units in the building(s) or structure(s) covered by this Notice is:

Provide the indicated information for all rental units in the building(s) or structure(s) covered by this Notice. Copy and attach additional pages if necessary. Please include and identify all vacant units.

#	Unit Address Or location	Tenant Names for each Rental Unit	Date of Withdrawal	Current Rent	Date of Last Rent Increase
1			___/___/___		___/___/___
2			___/___/___		___/___/___
3			___/___/___		___/___/___
4			___/___/___		___/___/___
5			___/___/___		___/___/___
6			___/___/___		___/___/___
7			___/___/___		___/___/___
8			___/___/___		___/___/___
9			___/___/___		___/___/___
10			___/___/___		___/___/___
11			___/___/___		___/___/___
12			___/___/___		___/___/___
13			___/___/___		___/___/___
14			___/___/___		___/___/___
15			___/___/___		___/___/___
16			___/___/___		___/___/___
17			___/___/___		___/___/___
18			___/___/___		___/___/___