



RENT *Stabilization*

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EVICCTIONS FOR OCCUPANCY BY LANDLORD, LANDLORD'S IMMEDIATE FAMILY OR A RESIDENT MANAGER

The Rent Stabilization Ordinance limits the number of reasons why a landlord may bring legal action to recover possession of a rental unit. One of the legal reasons for evicting an existing tenant is Section 151.09A8 of the Ordinance, which permits an eviction when a landlord seeks in good faith to recover possession of the rental unit for use and occupancy by the landlord, or the landlord's spouse, children or parents, provided the landlord is a natural person, or for a resident manager.

PROCEDURE

When a landlord seeks to recover a rental unit for the specific individuals allowed under Section 151.09A8, the landlord must obtain a Landlord Declaration form from the Rent Stabilization Division. The Landlord Declaration must be completed with the name of the individual to be moved into the rental unit (if known, when evicting for a resident manager), identification of relationship, the date when the individual will move in, the rent presently being charged for the rental and the date of the last rent increase. The

Declaration must be filed with the Rent Stabilization Division in triplicate prior to giving the tenant the 60-day notice to quit required by State law. (Effective January 1, 2007, no fault evictions require a 60-day notice.) The Rent Stabilization Division retains the original copy Landlord Declaration and returns a copy to the landlord. The landlord makes a copy and serves it to the tenant along with the 60-day notice. The Landlord Declaration form does not fulfill the State law requirement for a 60-day written notice. The landlord must state in the 60 day notice the reason for the eviction. A new owner who purchases a condo and intends to live in it upon sale may give a 30-day notice if the notice is served within 120 days from the establishment of escrow. (See Civil Code Section 1946.1.)

A landlord, including corporations and partnerships, may evict an existing tenant to install a resident manager. California law requires that a resident manager be provided in building complexes containing 16 or more units. The landlord may evict for the occupancy of a resident manager

in a building of any size.

RELOCATION ASSISTANCE

Landlords are required to provide monetary relocation assistance when the landlord evicts a tenant to move in her/his self, spouse, parents, children, or for a resident manager. Relocation assistance is not required when evicting to replace an employee resident manager with another resident manager. Payment shall be made within 15 days of service of a written 60 day notice and declaration; however, the landlord may elect to pay the monetary relocation benefits into an escrow account to be disbursed to the tenant. (See Rent Adjustment Commission regulations 920.00 Managers as Tenants and 960.00 Relocation Assistance Escrow Accounts.)

RENT LEVEL AFTER AN EVICTION FOR IMMEDIATE FAMILY

The rent level on a rental unit, after the family member or resident manager terminates occupancy, shall be restored to the rent level prior to the eviction, plus any automatic increases that are due. The unit is not decontrolled when the family member or resident manager vacates, and the rent may not be raised to the market level.

PENALTIES

The Rent Stabilization Ordinance provides for criminal penalties for violation of the Ordinance. Any landlord who willfully, with the intent to deceive, files a Landlord Declaration that contains false or misleading information shall be guilty of a misdemeanor punishable by a fine of not more than \$500 or by imprisonment in the County Jail for not more than six months or both.

Also under Civil California Code Section 1947.10, any landlord who evicts for owner occupation and does not maintain residence for at least 6 months may be liable for treble amount of rent and relocation expenses to the evicted tenant.

(08BULL-EVICTION FOR LANDLORD-FAMILY-RESIDENT MANAGER
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