

City of Los Angeles

RENTAL HOUSING LAWS
JANUARY 2023

NEW LA CITY COUNCIL ORDINANCES



Eviction Moratorium

The City's moratorium on evictions for nonpayment ends for delinquencies beginning February 1, 2023. However, the County ordinance extends this date to April 1, 2023. (see pg.3)

Just Cause & Relocation Fees

The City's just cause eviction provisions and tenant relocation fee requirements are permanently expanded to all rental housing units citywide. (see pg.4-6)

Local Emergency & Rent Control

The COVID-19 local emergency ends February 1, 2023, which terminates the rent increases freeze on RSO units one year later, on February 1, 2024.

Threshold for Rent Debt

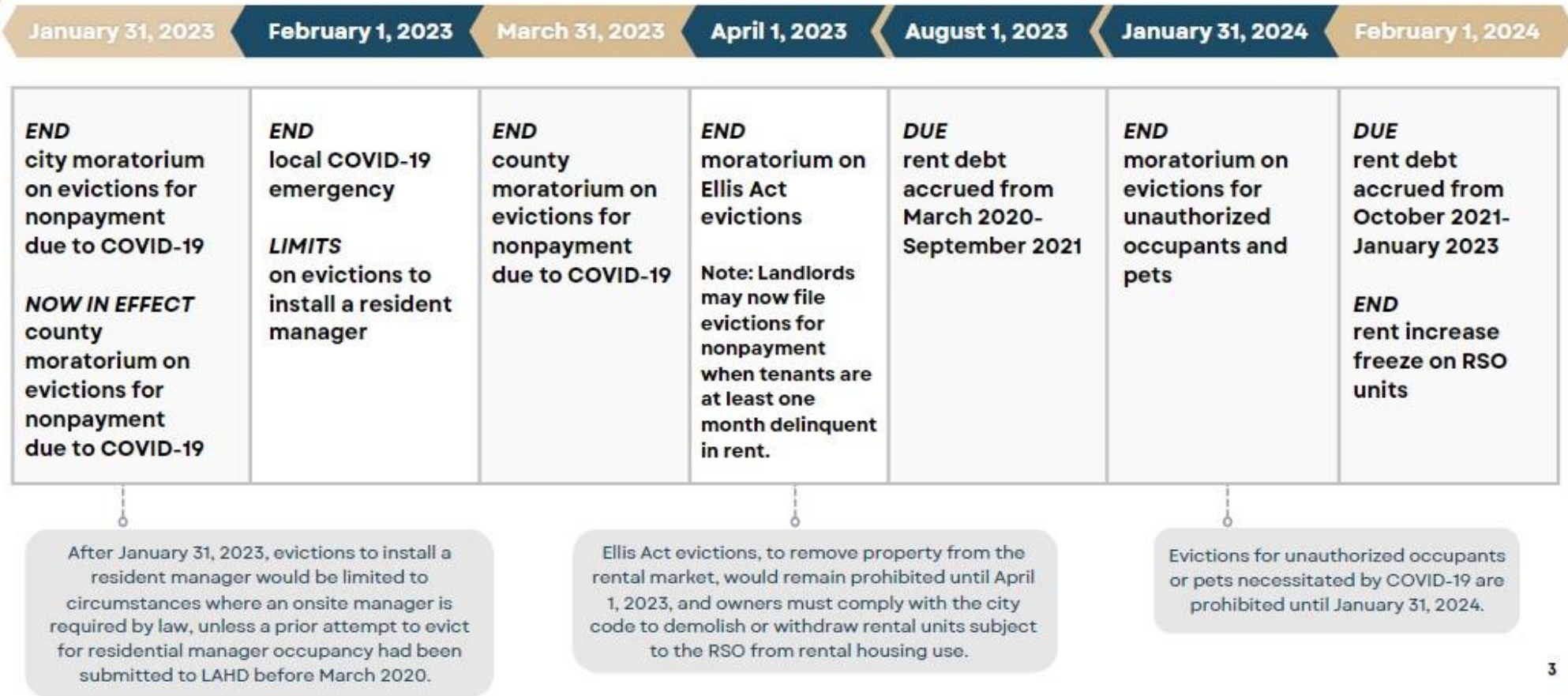
The landlord's right to evict a tenant for nonpayment is limited to defaults in payment in an amount exceeding one month of fair market rent (defined by HUD).

Additional Relocation Fees

A landlord must provide relocation assistance equal to three times the fair market rent (defined by HUD), plus \$1,411 for moving expenses, to a tenant who elects to move out following a rent increase of CPI + 5%, or 10%, whichever is lower.

****PENDING ACTION 2/7/23****

THE CITY'S EVICTION MORATORIUM HAS EXPIRED, WHAT NOW?



HOW DOES "JUST CAUSE" WORK?

A landlord may **terminate** a tenancy when any of these circumstances apply...

1. Non-payment of Rent

2. Lease Violation

3. Nuisance or Damage

4. Illegal Activity

5. Refused Extension or Renewal

6. Refused Access

7. Unapproved Subtenant

8. Recovery for Owner Use

9. Recovery to Demo or Remodel

10. Court Order to Vacate

11. HUD Recovers Possession

12. Residential Hotel Demo or Remodel

13. Convert to Affordable Housing

14. Convert to Non-Residential

1a. Unpaid rent must exceed an amount equal to one month's rent beginning March 1, 2023.

Just cause provisions are applicable to lease violations if...

2a. the violation requires the immediate surrender of tenancy

2b. the lease limits the number of occupants, and the additional occupants in violation are minors or one adult

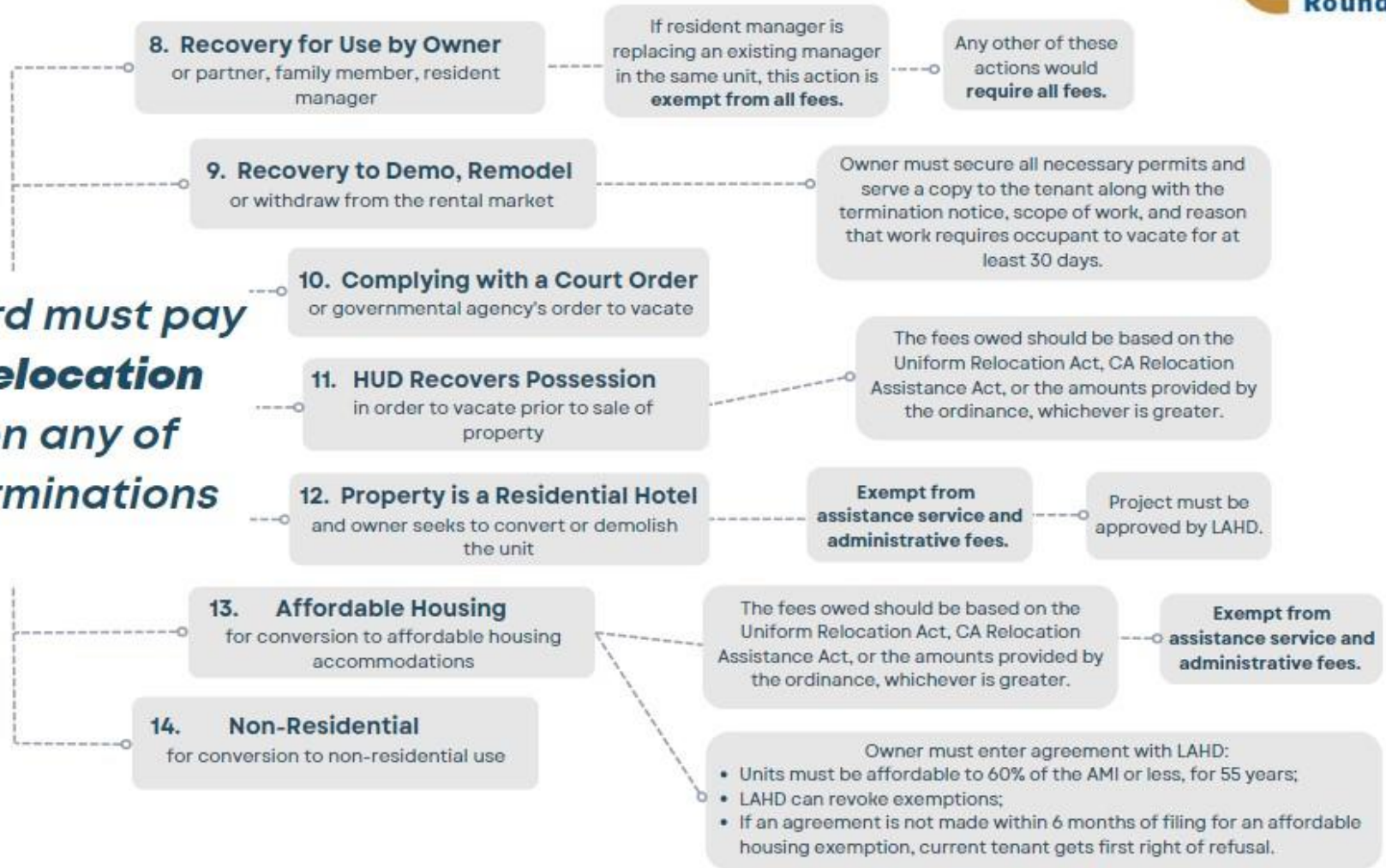
2c. the lease is changed without tenant's express consent

2d. the lease is changed to prohibit pets, then owner attempts to evict for keeping a pet allowed prior to the change- unless the pet becomes a nuisance

Relocation Fees
Required

WHEN DO RELOCATION FEES APPLY?

A landlord must pay tenant relocation fees when any of these terminations apply...



HOW ARE RELOCATION FEES CALCULATED?



14 Just Cause Actions:

Relocation Payments Not Required

Tenant Actions...

1. Non-payment of rent
2. Lease violation
3. Nuisance or damage
4. Illegal Activity
5. Refused lease extension or renewal
6. Refused owner access
7. Unapproved subtenant

Relocation Payments Required

Owner Recovers Property for...

8. Use by owner, family member, manager
9. Demolition, remodel, or withdraw
10. Compliance with court order
11. HUD recovers property
12. Residential hotel demolition or remodel
13. Conversion to affordable housing
14. Conversion to non-residential use

Definitions:

Qualified Tenant: aged 62+; handicapped; disabled; or a person residing with one or more minor dependent children.

Tenant: any other person intitled to use or occupancy of the property.

Small Landlord: owns 4 or less rental units and a single-family home.

Tenant Category

4. Illegal Activity 5. Refused lease extension or renewal 6. Refused owner access 7. Unapproved subtenant		11. HUD recovers property 12. Residential hotel demolition or remodel 13. Conversion to affordable housing 14. Conversion to non-residential use		Tenant Income > 80% AMI		Tenant Income ≤ 80% AMI		Small Landlords	
				Tenant	Qualified Tenant	Tenant	Qualified Tenant		
Relocation Fees Apply ONLY	ALL Fees Apply	Exceptions	Fees	Length of Tenancy					
(12) For residential hotels , to convert or demolish	(8) For owner use & occupancy as primary place of residence	(11) For HUD recovery or affordable housing , the fees owed should be based on the Uniform Relocation Act, CA Relocation Assistance Act, or the amounts provided here, whichever is greater.	Relocation of Tenant	< 3 years	\$ 9,200	\$ 19,400	\$ 12,050	\$ 22,950	1 mo.'s rent
(13) To convert to affordable housing	(9) To demolish, remodel, or withdraw from rental market			≥ 3 years	\$ 12,050	\$ 22,950			
	(10) To comply with a court order or government agency	(8) For use & occupancy by a resident manager , if they are replacing an existing manager in the same unit- EXEMPT.	Relocation Assistance Service		\$ 522	\$ 840	\$ 522	\$ 840	-
	(11) HUD recovers possession (14) To convert to non-residential		Administrative		\$ 72	\$ 72	\$ 72	\$ 72	-

Notes:

- a. In all cases except when termination is required by an order to vacate, **owners may offset tenants' accumulated rent debt against any relocation fees due.**
- b. Owners must **issue payment within 15 days** of serving a written notice of termination. Owner may pay fees to an escrow account, to be dispersed to tenant once they vacate.
- c. Any requests to appeal relocation fee requirements must be filed within 15 days of receiving a relocation payment notice from LAHD, and a **\$300 fee** will be charged for any hearing request.
- d. If one or more relocation assistance applies, owners must **pay the highest applicable amount.**

Additional Requirements Pending Action:

- e. Owners would be required to pay an **additional relocation assistance amount equal to three times the fair market rent (defined by HUD), plus \$1,411 in moving expenses** to tenants who elect to move out following a proposed rental increase that exceeds the lesser of CPI plus 5%, or 10%, over a 12-month period.
- f. The amount due for small landlords is equal to one month's rent.
- g. Owners would be required to issue this payment within 15 days of tenant's written notice electing to end their tenancy.