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FOR IMMEDIATE RELEASE

## **LOS ANGELES BOLSTERS TENANT PROTECTIONS AHEAD OF EXPIRATION**

**LOS ANGELES, CA – FEBRUARY 8, 2023 –**

As the Los Angeles City Council and Los Angeles County Board of Supervisors adopt a widespread expansion of tenant protections, the Housing Rights Center seeks to remind tenants and landlords of their rights and obligations under these new policies.

The Los Angeles City Council has adopted new policies that will provide greater tenant protections and are now effective. The new tenant protections offer permanent laws, unlike the City's previous emergency eviction protections, which expired on January 31<sup>st</sup>, 2023, to protect tenants by attempting to combat unjust evictions and reduce burdensome rent increases.

Javier Beltran, Housing Rights Center's Deputy Director, commented: "I hope these City and County tenant protections will continue to help tenants from losing their housing but I believe we still need additional protections to prevent the potential tsunami of evictions once these protections are lifted."

Under the new protections, landlords in the City of Los Angeles will only be able to evict tenants for nonpayment of rent if the tenant's total amount of rent owed meets a minimum threshold that exceeds the price of the fair market value for one month's rent based on the unit size within the Los Angeles metro area. The U.S. Department of Housing and Urban Development annually sets the fair market value.

The city also adopted expansive just cause protections that will require a landlord to provide a justifiable or enumerated legal reasons for evicting a tenant, which will apply to all tenants who have lived in the unit for a minimum of six months or until their first lease ends, whichever comes first. These just cause protections cover both at-fault and no-fault evictions. At-fault evictions include failure to pay rent, violations of the lease agreement, nuisance, and other enumerated reasons. However, if a tenant is faced with a no-fault eviction, such as the landlords seeking to move into the tenant's unit, the new LA city protections will require landlords to provide relocation assistance to affected tenants. Please see <https://housing.lacity.org/> for further information on these new protections.

Los Angeles County continues to protect tenants by keeping existing emergency protections in place until March 31st, 2023, unless extended. The County's ordinance offers protections against evictions based on nonpayment of rent due between July 1, 2022 and March 31, 2023, as long as the nonpayment was due to a COVID-19 related financial hardship and the household does not exceed



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the required Area Median Income limit of 80%. They also protect against evictions for nuisance and unauthorized pets or occupants due to COVID-19. Starting April 1, 2023, landlords are required to serve tenants with a written 30-Day Notice prior to filing an eviction based on nonpayment of rent for rent accrued between July 1, 2022 and March 31, 2023. Please visit <https://dcba.lacounty.gov/noevictions/> for further information on these protections.

If you are a tenant or landlord and have questions about evictions, rent increases, general housing questions and more, contact the Housing Rights Center for free counseling at 1(800)-477-5977. All conversations with Housing Counselors are private and confidential, and can help you find the resources you need. To request a training for your organization, please email [outreach@housingrightscenter.org](mailto:outreach@housingrightscenter.org). For more resources, visit HRC's website at [www.housingrightscenter.org](http://www.housingrightscenter.org) and follow HRC on Facebook, Twitter, and Instagram.

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*The Housing Rights Center is a non-profit organization established in 1968 to actively support and promote equal opportunity and freedom of residence to all persons without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, disability, marital status, ancestry, age, source of income, or other characteristics protected by law. The Center engages in activities – including outreach/education, investigation/testing and legal advocacy – to identify barriers to fair housing in Los Angeles and Ventura Counties and to help counteract and eliminate discriminatory housing practices.*

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