

# New LA County Interim Rent Stabilization Ordinance

Javier Beltran, Legal Aid Foundation of Los Angeles

## Who, What, Where, When?

On November 20, the LA County Board of Supervisors passed an **Interim Rent Stabilization Ordinance**. Effective: **December 20, 2018 and lasts only until June 18, 2019**, unless the County extends it or passes a permanent ordinance.

Applies to:

- Tenants in unincorporated LA County
  - NOT Long Beach, Inglewood, or any other City
- Who live a rental unit (unauthorized units) except those in (a) a building built after February 1, 1995; (b) single family homes; and (c) condos.
  - Slightly different and broader definition than LARSO.
- **Caps rent increases at 3% per year AND requires just cause for eviction**

## Determining an address in Unincorporated LA County

- <http://gis.lacounty.gov/districtlocator/>

Cities City of Long Beach



Unincorporated East LA

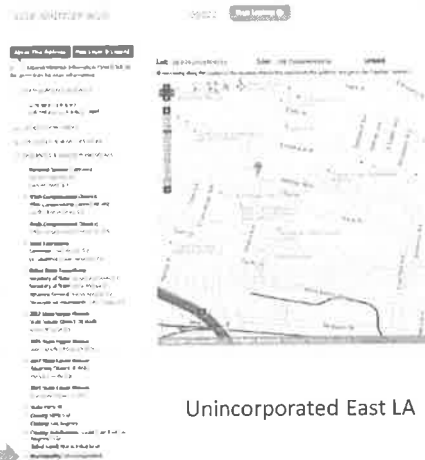


## Determining an Address in Unincorporated LA County

- <https://www.usgeocoder.com/api live demo>



City of Long Beach



Unincorporated East LA

## Rent Increases

As of December 20, 2018, a landlord cannot increase the rent more than 3% per year above what the rent was on September 11, 2018.

### VALID RENT INCREASES

- Rent increase of greater than 3% that goes into effect on or before September 10, 2018.
- Rent increase of 3% or less after September 11, 2018.

### INVALID INCREASES

- Rent increase of greater than 3% after September 11, 2018
- For the first rent payment due after December 20 (likely January 1, 2019), the amount due is whatever the rent was on September 11, 2018.
- Tenant is entitled to be reimbursed for any rent "overpaid" in November and December 2018; LL can pay tenant back in one lump sum or give as a credit against tenant's rent over 6 months.

## Just Cause Evictions

### For Cause

- (1) Tenant failed to pay rent after receiving 3 day notice to pay rent or quit
- (2) Tenant violated material term of lease and failed to cure after 10 day notice to cure or quit
- (3) Tenant failed to provide access to unit after receiving written request
- (4) Tenant created a nuisance or is using the unit for an illegal purpose

### No Fault

- (1) Landlord intends to take building off the rental market (Ellis)
- (2) Landlord or family member intends to move into apartment and does so within 3 months

**LARSO's extra rules for Ellis Act and owner move-in evictions, including the requirement to pay relocation assistance, do NOT exist in this interim ordinance**

## Evictions (cont.)

Tenant can challenge an eviction if any of the following requirements are not met:

- (1) All notices of termination must be served on tenant via certified mail, return receipt requested in addition to other service required by law
- (2) Landlord must not accept full or partial rent after serving the notice.
- (3) Eviction must be for one of the 6 allowable reasons
- (4) Landlord must submit a copy of the Notice of Termination to the Department of Consumer and Business Affairs (DCBA) within 5 days of serving on tenant

## Enforcement

- Tenants may file petitions with DCBA if the landlord has violated the ordinance.
  - DCBA will hold a hearing and is empowered to fine the landlord if it finds a violation.
- Tenants may also sue their landlords in small claims court for any overcharge.
- For questions on enforcement, contact DCBA at:  
833-223-RENT (7368) or [rentstabilization@dcba.lacounty.gov](mailto:rentstabilization@dcba.lacounty.gov)

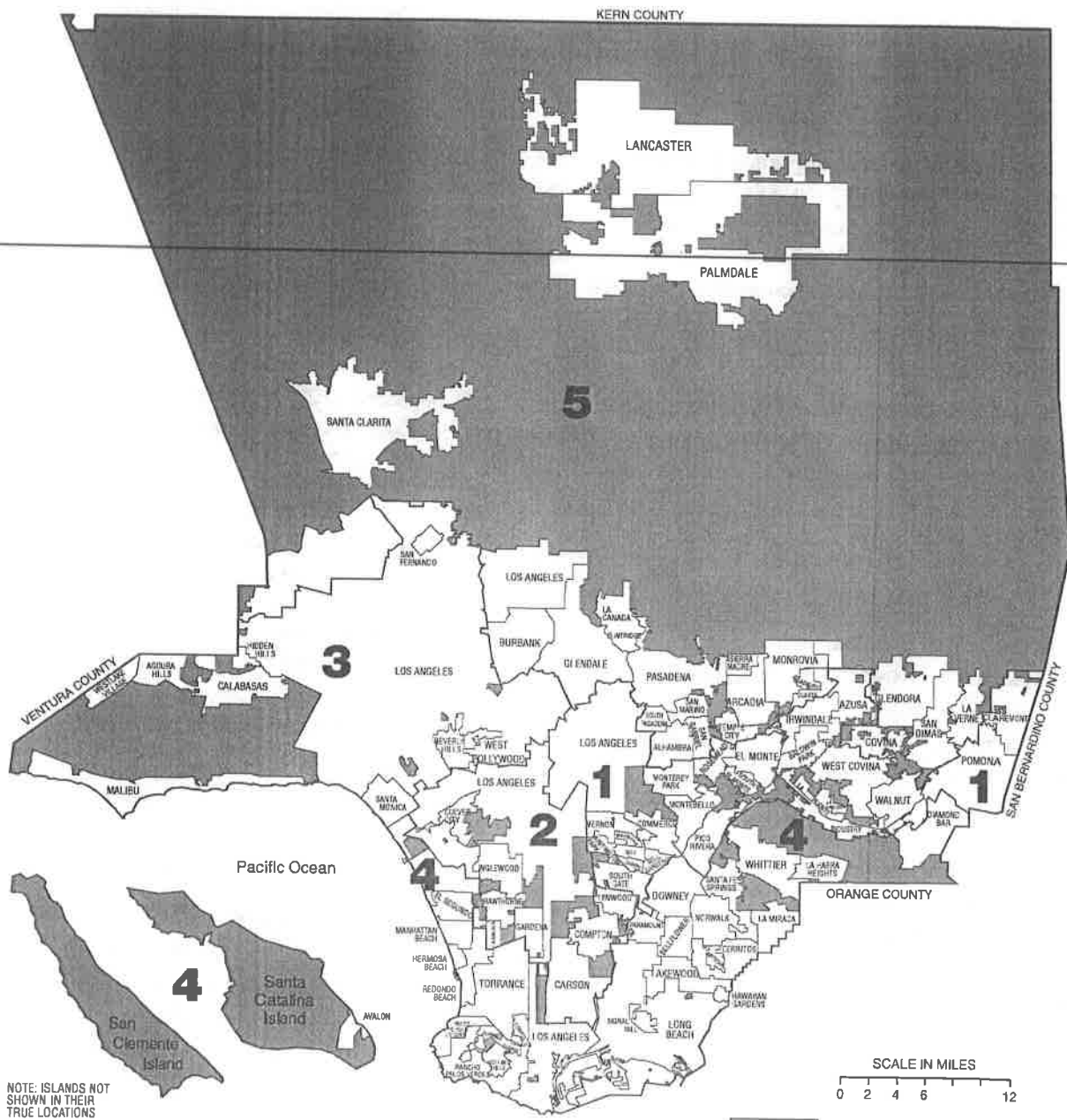
## What's Next?

- January 2019 – report back expected regarding possible amendments.
- By June 2019 – Board of Supervisors expected to extend interim ordinance or pass permanent ordinance, otherwise interim ordinance will sunset or expire.
- Board of Supervisors continuing to explore a possible systemic code enforcement program, anti-harassment ordinance, and right to counsel programs.

## Questions?

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NOTE: ISLANDS NOT SHOWN IN THEIR TRUE LOCATIONS  
REV. 12/11 TA

SCALE IN MILES  
0 2 4 6 8 10 12

INCORPORATED AREAS  
 UNINCORPORATED AREAS  
 SUPERVISORIAL DISTRICT BOUNDARIES

4,084 SQUARE MILES

## Los Angeles Legal Aid Foundation (LAFLA) Announcements

Please be advised that starting **January 2, 2019** we will only be accepting the new **PEPH LAHSA Referral Form (Version 11.1.2018)** along with the required documentation. Please read the **PEPH LAHSA Referral Form** carefully for instructions as LAHSA has changed the requirements for referrals: such as the client's signature on the referral form, homelessness certification, proof of income, and legal documentation. Referrals are to be emailed to either [PEHPspa7@lafla.org](mailto:PEHPspa7@lafla.org) or [PEHPspa8@lafla.org](mailto:PEHPspa8@lafla.org), depending which area you serve. If you do not have the new Referral form, send us an email at [PEHPspa7@lafla.org](mailto:PEHPspa7@lafla.org) or [PEHPspa8@lafla.org](mailto:PEHPspa8@lafla.org) to request a copy.

Please be advised that due to our holiday schedule, starting **December 24, 2018 through January 1, 2019**, our office **will not be reviewing or receiving incoming referrals**. We will resume receiving referrals and contact your clients when our staff is back on **January 2, 2019**.

If your client is served with an Unlawful Detainer during this time, please send us a referral and refer them to LAFLA's Self-Help Center so they could file an answer immediately. Upon returning on January 2, 2019, we will follow up with your clients. The following are Self-Help Center locations:

<b>Inglewood Courthouse</b> 1 E. Regent St., Room 107 Inglewood, CA 90301 Hours: Monday-Thursday 9:00 a.m.-noon and 1:30-4:00 p.m.; Friday 9:00 a.m.-noon	<b>Long Beach Courthouse</b> 275 Magnolia Ave., Room 3101 Long Beach, CA 90802 Hours: Monday-Thursday 8:30 a.m.- noon, 1:30-4:00 p.m.; Friday 8:30 a.m.-noon
<b>Santa Monica Courthouse</b> 1725 Main St., Room 210 Santa Monica, CA 90401 Hours: Monday-Thursday 8:30 a.m.-noon, 1:30-4:00 p.m.; Friday 8:30 a.m.-noon	<b>Torrance Courthouse</b> 825 Maple Ave., Room 160 Torrance, CA 90503 Hours: Monday-Thursday 8:30 a.m.- noon, 1:30-4:00 p.m.; Friday 8:30 a.m.-noon

**Self-Help Center Holiday Schedule: Closed Christmas Eve (12/24/18), Christmas Day (12/25/18), New Year's Eve (12/31/18) and New Year's Day (1/1/19)**