
Office of the City Clerk, City of Los Angeles

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Council File Number

[24-1225](#)

Title

Just Cause for Eviction Ordinance / Substantial Remodel / Tenant Habitability Plan (THP) / Amendment

Last Change Date

07/30/2025

Expiration Date

06/27/2027

Reference Numbers

City Attorney Report: R25-0039; R25-0115; R25-0317,City Administrative Officer Report: 0220-00540-1728

Mover

BOB BLUMENFIELD
KATY YAROSLAVSKY

Second

EUNISSES HERNANDEZ
HEATHER HUTT
NITHYA RAMAN
HUGO SOTO--MARTÍNEZ

Action History for Council File [24-1225](#)

Date	Activity
07/30/2025	Ordinance posted/published. Ordinance effective date: August 4, 2025.
07/10/2025	Council action final.
07/01/2025	Council adopted item, as amended, forthwith.
06/27/2025	City Clerk scheduled item for Council on July 1, 2025.
06/24/2025	Personnel and Hiring Committee waived consideration of item .
06/24/2025	Housing and Homelessness Committee waived consideration of item .
06/23/2025	City Attorney document(s) referred to Housing and Homelessness Committee; Personnel and Hiring Committee.
06/20/2025	Document(s) submitted by City Attorney, as follows: City Attorney report, dated June 20, 2025, relative to a revised draft Ordinance amending Los Angeles Municipal Code Sections 165.03, 165.07, and 165.08 to remove substantial remodeling as grounds for eviction under the Just Cause for Eviction Ordinance, and remedies and penalties applicable for violations, and instructing the Rent Adjustment Commission to promulgate rules and regulations.
06/18/2025	Personnel and Hiring Committee continued item to a date to be determined.
06/16/2025	Personnel and Hiring Committee scheduled item for committee meeting on June 18, 2025.
06/12/2025	The Personnel and Hiring Committee has cancelled their Friday, June 13, 2025 regular meeting.
06/09/2025	Personnel and Hiring Committee scheduled item for committee meeting on June 13, 2025.
06/04/2025	Housing and Homelessness Committee transmitted Council File to Personnel and Hiring Committee.

- 06/04/2025 Housing and Homelessness Committee approved Recommendation Nos. 2, 4 and 5 of the City Administrative Officer (CAO) report dated May 28, 2025 and Recommendation Nos. 2.A , 2.A.i and 5 of the Los Angeles Housing Department (LAHD) report dated May 20, 2025; approved instructions introduced by Councilmember Blumenfield and seconded by Councilmember Raman; noted and filed CAO report dated May 28, 2025 and LAHD report dated May 20, 2025.
- 05/30/2025 Housing and Homelessness Committee scheduled item for committee meeting on June 4, 2025.
- 05/28/2025 City Administrative Officer document(s) referred to Housing and Homelessness Committee; Personnel and Hiring Committee.
- 05/28/2025 Document(s) submitted by City Administrative Officer, as follows:
- City Administrative Officer report, dated May 28, 2025, relative to recommendations to amend the Just Cause for Eviction Ordinance to strengthen tenant protections pertaining to substantial remodels.
- 05/20/2025 Los Angeles Housing Department document(s) referred to Housing and Homelessness Committee; Personnel and Hiring Committee.
- 05/20/2025 Document(s) submitted by Los Angeles Housing Department, as follows:
- Housing Department report, dated May 20, 2025, relative to recommendations to amend the Just Cause for Eviction Ordinance, Los Angeles Municipal Code Chapter XVI, Article 5, Section 165.03, to strengthen tenant protections pertaining to substantial remodels.
- 03/07/2025 Ordinance posted/published. Ordinance effective date: March 11, 2025.
- 03/07/2025 Council action final.
- 03/07/2025 City Clerk transmitted file to Mayor. Last day for Mayor to act is March 17, 2025.
- 03/07/2025 Council adopted Motion (Blumenfield - Soto-Martinez) urgent forthwith.
- 03/07/2025 City Attorney document(s) referred to Council.
- 03/07/2025 Document(s) submitted by City Attorney, as follows:
- City Attorney report, dated March 7, 2025, relative to a revised draft Ordinance amending Los Angeles Municipal Code Section 165.03 to temporarily prohibit evictions based on substantially remodeling.
- 03/05/2025 Council continued item to March 7, 2025 .
- 02/28/2025 City Clerk scheduled item for Council on March 5, 2025.
- 02/19/2025 Housing and Homelessness Committee approved item(s) .
- 02/14/2025 Housing and Homelessness Committee scheduled item for committee meeting on February 19, 2025.
- 02/10/2025 City Attorney document(s) referred to Housing and Homelessness Committee.
- 02/07/2025 Document(s) submitted by City Attorney, as follows:
- City Attorney report, dated February 7, 2025, relative to a draft Ordinance amending Los Angeles Municipal Code Section 165.03 to temporarily prohibit evictions based on substantially remodeling.
- 11/25/2024 Community Impact Statement submitted by Harbor Gateway North Neighborhood Council.
- 10/30/2024 Council action final.
- 10/29/2024 Council adopted item as amended by Motion 11A (Lee - Blumenfield) and Motion 11B (Yaroslavsky - Blumenfield - Raman), subject to reconsideration, pursuant to Council Rule 51.
- 10/25/2024 City Clerk scheduled item for Council on October 29, 2024.
- 10/16/2024 Housing and Homelessness Committee approved as amended .
- 10/11/2024 Housing and Homelessness Committee scheduled item for committee meeting on October 16, 2024.

10/08/2024 Motion referred to Housing and Homelessness Committee.