HOUSING & HOMELESSNESS

MOTION

The City of Los Angeles is experiencing an eviction crisis unlike any other; the COVID-19 eviction protections for non-payment of rent have expired. Since April 2023, renters must pay their full current monthly rent to avoid eviction for non-payment of rent. While some renters have been caught off guard, most tenants need more help navigating the legal process when targeted for eviction. Tenants who receive an eviction complaint called an Unlawful Detainer for unpaid rent, must file an answer with the court within five days or risk losing by default without ever getting a trial. Tenants need more time to secure that help.

All notices to terminate a tenancy for all rental units subject to City's Rent Stabilization Ordinance (RSO) and the Just Cause Ordinance (JCO) must be filed with the Los Angeles Housing Department (LAHD) within three (3) business days of service on the tenant per Los Angeles Municipal Code 151.09.C.9 & 165.05.B.5. Notifying City officials days after a notice to terminate tenancy has been delivered to the tenant hinders the ability of the tenant and the City to ensure a fair and legal process. City officials should be notified prior to a tenant being issued a termination of tenancy.

Questionable and illegal evictions only fuel the rise in homelessness and the unhoused, while disproportionately affecting people of color and lower/fixed income individuals and families. This is an extremely costly way for taxpayers and the City to provide services, when a right to legal counsel with adequate notice and education reduces those costs dramatically and allows the City to build parks, repair streets, and improve the quality-of-life. It is imperative that the City and the LAHD change the process of notification, in line with other Council actions and funding to help put in place model tenant protections.

WE THEREFORE MOVE that the City Council REQUEST the City Attorney's office, with the assistance of LAHD, to prepare and present a draft ordinance that would require all notices to terminate a tenancy for any rental unit subject to the RSO, JCO, or other applicable laws in the City of Los Angeles be filed with the LAHD, Mayor's Office, and Council District three business days prior to the service on the tenant. This draft ordinance shall include an urgency clause given the nature of the eviction crisis.

WE FURTHER MOVE that the Council INSTRUCT the LAHD to report back with an outreach plan to tenants and property owners that would immediately notify all affected parties of the change.

PRESENTED BY:

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