

Communication from Public

Name: Fred Sutton

Date Submitted: 09/18/2025 07:43 PM

Council File No: 25-0984

Comments for Public Posting: Attached please find a letter from the California Apartment Association. We respectfully request that any new requirements for information to be posted at rental properties be incorporated into the existing Renters Protection Notice.



California Apartment Association
Los Angeles County

September 18, 2025

Chair Soto- Martinez
Civil Rights, Equity, Immigration, Aging, and Disability Committee
City of Los Angeles
VIA Email

Re: Item 6 - Know Your Rights Education ([C.F. 25-0984](#))

Dear Chair Soto-Martinez,

On behalf of the California Apartment Association (CAA), which represents a broad spectrum of housing providers and industry-supporting businesses, we are committed to advancing fair and equitable housing policies within the City of Los Angeles.

We respectfully request that any new requirements for information to be posted at rental properties be incorporated into the existing Renters Protection Notice.

The “Renters Protection Notice” is already required to be posted in all rental buildings and currently includes a range of important programs and housing-related information. The City could incorporate immigration “know-your-rights” materials into this notice. This approach would ensure residents receive the information they need without duplicating or expanding the number of postings required.

At present, there are up to **six pages of notices** that must be displayed in every rental building. For your reference, we have attached copies of the currently mandated postings. A recent motion ([CF 25-1006 Yaroslavsky/Padilla](#)) seeks to explore opportunities for streamlining noticing requirements.

CAA supports ensuring that all residents are well informed of their rights. At the same time, we urge the Committee to deliver this information in a streamlined and consolidated manner.

Thank you for your consideration.

Sincerely,

Fred Sutton
California Apartment Association

CITY OF LOS ANGELES RENTER PROTECTIONS NOTICE

This notice is provided in compliance with Ordinance No.187737, that requires landlords of residential properties to provide a summary of renters' rights for tenancies that commenced or were renewed on or after January 27, 2023. This notice must also be posted in an accessible common area of the property. For more information, visit housing.lacity.gov or call (866) 557-7368 (RENT).

RENTER PROTECTIONS APPLY TO ALL RESIDENTIAL RENTAL UNITS IN THE CITY OF LOS ANGELES

AT-FAULT EVICTIONS

- Effective January 27, 2023, all renters in the City of Los Angeles have eviction protections, which means that landlords must provide a legal reason for eviction. Under the Just Cause Ordinance (JCO), tenants in rental units not subject to the City's Rent Stabilization Ordinance (RSO) are protected at the end of their first lease, or 6 months after the commencement of their initial lease, whichever comes first.
- Allowable eviction reasons for cause include: nonpayment of rent; violation of a lease/rental agreement; causing or permitting a nuisance; using the unit for an illegal purpose such as drugs & gangs; failure to renew a similar lease; denial of access into the rental unit; being an unapproved subtenant at the end of the tenancy; and failure to comply with an approved Tenant Habitability Plan [THP] (applies only to RSO units).

NO-FAULT EVICTIONS

- No-fault eviction reasons include: for occupancy by the owner, family member or a resident manager; compliance with a government order; demolition or permanent removal from the rental housing market; or to convert the property to affordable housing.
- Landlords are required to submit a Declaration of Intent to Evict to LAHD for all no-fault evictions for all rental units, submit required fees, and pay the tenant relocation assistance.

RELOCATION ASSISTANCE

- Relocation Assistance is required for tenant no-fault evictions for all residential units.
- Relocation assistance for tenants who rent a Single Family Dwelling (SFD) is one month's rent if the landlord is a natural person who owns no more than 4 residential units and a SFD on a separate lot.
- A landlord can deduct a tenant's unpaid rental debt from the relocation assistance payment.
- Low-income tenants displaced due to demolition for new construction may be entitled to higher relocation amounts.

Relocation Assistance from July 1, 2025 through June 30, 2026

| Tenant Type | Tenants with Less Than 3 Years | Tenants with 3 or More Years | Income Below 80% of Area Median Income (Regardless of Length of Tenancy) | Mom & Pop Amount (Only for Landlord, Family, Resident Manager Occupancy) | Single Family Dwelling owned by natural persons |
|------------------|--------------------------------|------------------------------|--|--|---|
| Eligible Tenant | \$10,650 | \$13,950 | \$13,950 | \$10,200 | One month's rent |
| Qualified Tenant | \$22,450 | \$26,550 | \$26,550 | \$20,600 | |

RENT INCREASES UNDER THE RSO

- RSO rent increases were prohibited from March 2020 to January 2023. No banking or retroactive rent increases are allowed.
- RSO rent increases are permitted once every 12 months.
- Allowable RSO rent increases:

| Effective Date | % Allowed |
|----------------------|-----------|
| 7/1/2025 - 6/30/2026 | 3% |
| 7/1/2024 - 6/30/2025 | 4% |
| 2/1/2024 - 6/30/2024 | 4% |

- An additional 1% for gas and 1% for electric service can be added if the landlord provides the service to the tenant.
- Landlords must provide an advance 30-day written notice for all rent increases of 10% or less and 90 days if more than 10%.

RENT INCREASES UNDER THE STATE LAW

Some non-RSO rental units are subject to State law AB1482, which applies to properties built more than 15 years ago (before 2010).

- Effective August 1, 2025 to July 31, 2026, the maximum allowable increase is 8%.
- Effective August 1, 2024 to July 31, 2025, the maximum allowable increase is 8.9%.

To find out if your unit is subject to the RSO or JCO, visit zimas.lacity.org. Enter your address, click the Housing tab, and the RSO & JCO status will be indicated for the property.

TENANT ANTI-HARRASMENT ORDINANCE

- Protects all residential tenants from harassment by landlords. Harassment occurs when a landlord creates an unbearable situation to the point that the tenant does not feel comfortable or safe remaining in the unit. For more information or to file a complaint, visit housing.lacity.gov/residents/tenant-anti-harassment/

CITY OF LOS ANGELES EVICTION DEFENSE PROGRAM

If you're at risk of being evicted, there is help available. If you receive LA Superior Court Documents (SUMMONS & COMPLAINT – UNLAWFUL DETAINER [UD]) **you must respond to the Court within 10 days.** Contact stayhousedla.org or call 888-694-0040.

TENANTS' RIGHT TO COUNSEL PROGRAM (RTCPO)

Under the RTCPO, qualifying tenants may receive free legal representation in eviction and administrative proceedings. This new law also requires landlords of rental units located in the City of Los Angeles to:

- Provide a Notice of Right to Counsel at the beginning of a tenancy in the tenant's primary language.
- Attach a Notice of Right to Counsel to a copy of any eviction notice served on the tenant.
- Attach a Notice of Right to Counsel to any notice of termination of a rental housing subsidy (e.g., Section 8).
- Post the Notice of Right to Counsel in a conspicuous common area of the residential building where the tenant resides.

To learn more about RTCPO, visit housing.lacity.gov/RTC/.

NOTICE TO TERMINATE TENANCY (EVICTION FILING)

- Effective January, 27, 2023, any written notice terminating a tenancy must be filed with LAHD within three (3) business days of service on the tenant per Los Angeles Municipal Code 151.09.C.9 & 165.05.B.5. All no-fault evictions can be filed at: housing.lacity.gov/eviction-notices.
- A tenant can raise an affirmative defense in an eviction for failure to provide a copy of the eviction notice to LAHD.
- To look up records for a property, visit lahd.service-now.com/plu

ECONOMIC DISPLACEMENT (MORE THAN 8% RENT INCREASE)

Tenants who receive a rent increase of more than 8% (from 8/1/2025 to 7/31/2026) within 12 months and are unable to afford the rent increase, have the option to receive relocation assistance to move out of their rental unit instead. The relocation amount is based on the bedroom size of the rental unit. Relocation assistance for tenants who rent a Single Family Dwelling (SFD) is one month's rent if the landlord is a natural person who owns no more than 4 residential units and a SFD on a separate lot.

- A landlord can deduct a tenant's unpaid rental debt from the relocation assistance payment.
- 8.9% for rent increases from 8/1/2024 to 7/31/2025.

| ECONOMIC DISPLACEMENT RELOCATION ASSISTANCE PER BEDROOM SIZE | | | | | | |
|--|------------|-----------|-----------|-----------|-----------|---|
| | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | Single Family Dwelling owned by natural persons |
| FY 2025 | \$1,856 | \$2,081 | \$2,625 | \$3,335 | \$3,698 | One month's rent |
| Relocation Amount | \$5,568 | \$6,243 | \$7,875 | \$10,005 | \$11,094 | |
| Moving Costs | \$1,411 | \$1,411 | \$1,411 | \$1,411 | \$1,411 | |
| Total Relo \$ | \$6,979 | \$7,654 | \$9,286 | \$11,416 | \$12,505 | |
| Effective October 2024 - September 2025 | | | | | | |

EVICTIONS FOR NON-PAYMENT OF RENT

Effective March, 27, 2023, landlords may not evict a tenant who falls behind on rent unless the tenant owes an amount higher than the Fair Market Rent (FMR). The FMR depends on the bedroom size of the rental unit. For example, if a tenant rents a 1-bedroom unit and the rent is \$1,500, the landlord cannot evict the tenant since the rent owed is less than the FMR for a 1-bedroom unit.

| ECONOMIC THRESHOLD FAIR MARKET RENT PER BEDROOM SIZE | | | | | |
|--|------------|-----------|-----------|-----------|-----------|
| Year | Efficiency | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4-Bedroom |
| FY 2025 | \$1,856 | \$2,081 | \$2,625 | \$3,335 | \$3,698 |
| FY 2024 | \$1,777 | \$2,006 | \$2,544 | \$3,263 | \$3,600 |
| Effective October 2024 - September 2025 | | | | | |



This is a summary of the Renter Protections of the City of Los Angeles. Please visit our website at housing.lacity.gov for the most up to date information and complete details of the Renter Protections.

Need Help, call LAHD (866) 557-RENT [7368]

Monday-Friday 9:00 am - 4:00 pm

File a complaint online at housing.lacity.gov/File-a-Complaint

Have a question? Ask LAHD @ housing.lacity.gov/ask-housing

housing.lacity.gov



ATTENTION TENANTS

NOTICE OF RIGHT TO COUNSEL (RTC)

AFTER RECEIVING AN UNLAWFUL DETAINER (EVICTION) LAWSUIT, YOU MUST

- File an Answer with the court within 10 business days;
- To receive help through the RTC, you must apply for legal assistance as soon as possible by contacting Stay Housed LA (SHLA) at (888) 694-0040 or online at stayhousedla.org/get-legal-help

ABOUT THE RIGHT TO COUNSEL PROGRAM

The [City of Los Angeles Right to Counsel ordinance \(RTC\)](#) (Chapter XVI, Housing Regulations of the Los Angeles Municipal Code), provides qualifying tenants with access to legal representation in eviction and administrative proceedings that may result in the termination of the tenant's tenancy or rental housing subsidy.

Under the RTC, landlords of rental units located in the City of Los Angeles are required to:

- Provide a Notice of Right to Counsel at the beginning of a tenancy in the tenant's primary language. Find other languages at housing.lacity.gov/RTC.
- Attach a Notice of Right to Counsel to a copy of any eviction notice (served on the tenant).
- Attach a Notice of Right to Counsel to any notice of termination of a rental housing subsidy (e.g., Section 8).
- Attach a Notice of Right to Counsel to any rental housing subsidy administrative proceeding correspondence that may result in the termination of the tenant's rental housing subsidy.
- Post the Notice of Right to Counsel in a conspicuous common area of the residential building where the tenant resides.

An eligible tenant may assert as an affirmative defense the failure to comply with any provision of the RTC. For more information, please contact the Los Angeles Housing Department at (866) 557-RENT (7368) or online at housing.lacity.gov/

RTC ELIGIBILITY INFORMATION

Beginning August 20, 2025, if you are a residential tenant and receive a Los Angeles Court Document (Summons & Complaint- Unlawful Detainer (UD)), you may be eligible for legal services

through the City's Right to Counsel program in partnership with Stay Housed LA (SHLA) if you meet the following criteria:

1. You live in the City of Los Angeles within the covered geography <https://neighborhoodinfo.lacity.gov/>;
2. Your household income is under 80% of the area median income;











| 2025 HUD Low Income Limits for Los Angeles (Formerly known as 80% of AMI) | | | | | | | | |
|--|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Household Size | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
| Income Limit | \$84,850 | \$96,950 | \$109,050 | \$121,150 | \$130,850 | \$140,550 | \$150,250 | \$159,950 |
| A tenant whose income is 80 percent or less of the Area Median Income, as adjusted for household size, as defined by the U.S. Department of Housing and Urban Development. (Effective April 1, 2025) | | | | | | | | |

3. You do not reside in the same dwelling unit as the landlord; and
4. You apply to SHLA within 30 days of receiving the UD (and not in default with the court) or within 30 days of receiving a Section 8 notice of termination.

Note: To avoid a **default** being entered by the unlawful detainer (UD) court, you must file an answer with the court within 10 days of service of the unlawful detainer (eviction) complaint.

Regardless of household income, apply for legal help immediately after receiving a UD.

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| <p>Tenant Right to Counsel</p> <p>If you live in the City of Los Angeles and you receive an eviction notice (Unlawful Detainer) you may be eligible for free legal services through the Right to Counsel Program Ordinance in partnership with Stay Housed LA. You can check your eligibility and apply for a <u>free attorney</u> through Stay Housed LA via the following:</p> <ul style="list-style-type: none"> • Stay Housed LA Website: stayhousedla.org/get-legal-help • Stay Housed LA hotline: 1-888-694-0040  | <p>Derecho de los inquilinos a un abogado</p> <p>Si usted vive en la ciudad de Los Angeles y recibe un aviso de desalojo (Retención Ilícita), puede ser elegible para recibir servicios legales gratuitos a través de la Ordenanza del Programa de derecho de los inquilinos a un abogado en asociación con Stay Housed LA. Puede verificar su elegibilidad y solicitar un <u>abogado gratuito</u> a través de Stay Housed LA a través de lo siguiente:</p> <ul style="list-style-type: none"> • Sitio web de Stay Housed LA: stayhousedla.org/es/get-legal-help • Línea directa de Stay Housed LA: 1-888-694-0040  |
| <p>Փաստաբան ունենալու վարձակալի իրավունքը</p> <p>Եթե դուք ապրում եք Լոս Անջելես քաղաքում և ստանում եք վտարման ծանուցում (անօրինական ապօրինի կալանք), կարող եք իրավունք ունենալ անվճար իրավաբանական ծառայություններ ստանալու «Խորհրդատվություն ստանալու իրավունքի ծրագրի մասին» որոշման միջոցով՝ Stay Housed LA-ի հետ համագործակցությամբ: Դուք կարող եք ստուգել ձեր իրավասությունը և դիմել անվճար փաստաբանի համար Stay Housed LA-ի միջոցով հետևյալի միջոցով.</p> <ul style="list-style-type: none"> • Stay Housed LA-ի Կայք stayhousedla.org/hy/get-legal-help • Stay Housed LA-ի թեժ գիծ՝ 1-888-694-0040  | <p>租户获得律师帮助的权利</p> <p>如果您是洛杉矶地区居民并且收到驱逐通知 (非法占有起诉书)· 您可能有资格通过解护权条例与 Stay Housed LA 合作的项目获得免费的法律服务。您可以借助以下方式通过 Stay Housed LA 了解您的资格情况以及申请免费的律师服务:</p> <ul style="list-style-type: none"> • Stay Housed LA 网站: stayhousedla.org/zh-hans/get-legal-help • Stay Housed LA 热线: 1-888-694-0040  |

| | |
|--|--|
| <p>租戶獲得律師幫助的權利</p> <p>如果您居住在洛杉磯城區並收到驅逐通知（非法占有起訴書），將可能合資格因獲得律師幫助權利計劃條例，透過 Stay Housed LA 獲得幫助。您可以利用以下方式，透過 Stay Housed LA 瞭解您的資格以及申請免費律師服務：</p> <ul style="list-style-type: none"> Stay Housed LA 網站: stayhousedla.org/zh-hant/get-legal-help Stay Housed LA 熱線: 1-888-694-0040  | <p>세입자의 변호사 선임권</p> <p>로스앤젤레스 시에 거주하고 퇴거 통지서(불법 점유)를 받는 경우, Stay Housed LA 와 협력하는 세입자의 변호사 선임권 조례를 통해 무료 법률 서비스를 받을 수 있습니다. 다음과 같은 방법으로 Stay Housed LA 를 통해 자격 여부를 확인하고 무료 변호사를 신청할 수 있습니다.</p> <ul style="list-style-type: none"> Stay Housed LA 웹사이트: stayhousedla.org/ko/get-legal-help Stay Housed LA 핫라인: 1-888-694-0040  |
| <p>Право арендатора на адвоката</p> <p>Если вы живете в городе Лос-Анджелес и получили уведомление о выселении (незаконное удержание), вы можете иметь право на бесплатные юридические услуги в соответствии с Постановлением о программе права на адвоката в партнерстве с Stay Housed LA. Вы можете проверить свое право и подать заявку на бесплатного адвоката через Stay Housed LA следующим образом:</p> <ul style="list-style-type: none"> Call Stay Housed LA: stayhousedla.org/ru/get-legal-help Горячая линия Stay Housed LA: 1-888-694-0040  | <p>賃借人の弁護士依頼権</p> <p>もしロサンゼルス市にお住まいで、立退き通知（不法占拠通知）を受け取った場合、Stay Housed LA と連携した弁護士依頼権プログラム条例を通じて、無料法的支援を受ける資格がある可能性があります。以下から Stay Housed LA を通じた無料法的支援への資格を確認し、申請できます。</p> <ul style="list-style-type: none"> Stay Housed LA ウェブサイト: stayhousedla.org/ja/get-legal-help Stay Housed LA ホットライン: 1-888-694-0040  |
| <p>สิทธิของผู้เช่าในการปรึกษาหารือกับทนายความ</p> <p>หากคุณอาศัยอยู่ในเมืองลอสแอนเจลิสและได้รับหนังสือแจ้งการขับไล่ (ผู้กักขังโดยมิชอบด้วยกฎหมาย)</p> <p>คุณอาจมีสิทธิรับบริการทางกฎหมายฟรีผ่านกฎหมายว่าด้วยสิทธิในการปรึกษาหารือร่วมกับ Stay Housed LA</p> <p>คุณสามารถตรวจสอบสิทธิของคุณและสมัครรับบริการทนายความฟรีผ่าน Stay Housed LA ได้ดังนี้:</p> <ul style="list-style-type: none"> เว็บไซต์ Stay Housed LA: stayhousedla.org/th/get-legal-help สายด่วน Stay Housed LA: 1-888-694-0040  | <p>សិទ្ធិរបស់អ្នកជួលក្នុងការទទួលបានជំនួយពីមេធាវី</p> <p>ប្រសិនបើអ្នករស់នៅក្នុងទីក្រុង LA ហើយទទួលបានសេចក្តីជូនដំណឹងអំពីការបណ្តេញចេញពីផ្ទះ (ការបណ្តេញចេញដោយខុសច្បាប់) អ្នកអាចមានសិទ្ធិទទួលបានសេវាច្បាប់ដោយឥតគិតថ្លៃតាមរយៈបទបញ្ញត្តិកម្មវិធីសិទ្ធិទទួលបានសេវាច្បាប់ដោយឥតគិតថ្លៃតាមរយៈ Stay Housed LA។ អ្នកអាចពិនិត្យមើលលក្ខខណ្ឌទទួលបានរបស់អ្នក និងដាក់ពាក្យស្នើសុំមេធាវីឥតគិតថ្លៃតាម Stay Housed LA តាមរយៈរចនាសម្ព័ន្ធ៖</p> <ul style="list-style-type: none"> គេហទំព័ររបស់ Stay Housed LA: stayhousedla.org/km/get-legal-help ខ្សែទូរសព្ទបន្ទាន់របស់ Stay Housed LA: 1-888-694-0040  |
| <p>حق مستاجر برای داشتن وکیل</p> <p>اگر در شهر لس آنجلس زندگی می کنید و اخطار تخلیه (تصرف غاصبانه) دریافت کرده اید، ممکن است واجد شرایط دریافت خدمات حقوقی رایگان از طریق آپین نامه برنامه حق داشتن وکیل با همکاری Stay Housed LA باشید. می توانید واجد شرایط بودن خود را بررسی کرده و از طریق Stay Housed LA از طریق موارد زیر برای دریافت وکیل رایگان اقدام کنید:</p> <ul style="list-style-type: none"> وبسایت Stay Housed LA: stayhousedla.org/fa/get-legal-help خط تلفن ویژه Stay Housed LA: 1-888-694-0040  | <p>Quyền Được Tư Vấn của Người Thuê Nhà</p> <p>Nếu quý vị sống tại thành phố Los Angeles và nhận được thông báo trục xuất (Người Chiếm Giữ Trái Phép), quý vị có thể đủ điều kiện nhận các dịch vụ pháp lý miễn phí thông qua Sắc lệnh Chương Trình Quyền Được Tư Vấn, hợp tác với Stay Housed LA. Quý vị có thể kiểm tra tính đủ điều kiện của mình và đăng ký luật sư miễn phí thông qua Stay Housed LA theo những cách sau:</p> <ul style="list-style-type: none"> Trang web của Stay Housed LA: stayhousedla.org/vi/get-legal-help Đường dây nóng của Stay Housed LA: 1-888-694-0040  |
| <p>किरायेदार को परामर्श का अधिकार</p> <p>यदि आप लॉस एंजिल्स शहर में रहते हैं और आपको निष्कासन नोटिस (अवैध बंदी) प्राप्त होता है, तो आप Stay Housed LA एलए के साथ साझेदारी में परामर्श कार्यक्रम अध्यादेश के माध्यम से निःशुल्क कानूनी सेवाओं के लिए पात्र हो सकते हैं। आप अपनी पात्रता की जांच कर सकते हैं और Stay Housed LA एलए के माध्यम से निम्नलिखित के माध्यम से निःशुल्क वकील के लिए आवेदन कर सकते हैं:</p> <ul style="list-style-type: none"> Stay Housed LA की वेबसाइट: stayhousedla.org/hi/get-legal-help Stay Housed LA हॉटलाइन: 1-888-694-0040  | <p>Karapatan sa Abogado ng Nangungupahan</p> <p>Kung nakatira ka sa Lungsod ng Los Angeles at kung nakatanggap ka ng abiso ng pagpapalayas (Unlawful Detainer), maaaring karapat-dapat kang makatanggap ng mga libreng serbisyon legal sa pamamagitan ng Programang sa Ordinansa ng Abogado ng sa Stay Housed LA. Puwede mong alamin kung karapat-dapat ka para dito at puwede kang mag-apply para sa isang libreng abogado sa Stay Housed LA sa pamamagitan ng sumusunod:</p> <ul style="list-style-type: none"> Website ng Stay Housed LA: stayhousedla.org/fil/get-legal-help Hotline ng Stay Housed LA: 1-888-694-0040  |



KAREN BASS, MAYOR

City of Los Angeles - LAHD



Rev 20241126

2025

CITY of LOS ANGELES

Statement of Registration of Rental Units

2025

10086972

Under the Rent Stabilization Ordinance and the Just Cause Ordinance, no landlord shall demand or collect rent for a rental unit without obtaining and serving this valid registration statement to the tenant. Only landlords of JCO units can also post the certificate in an accessible common area of the property. This registration statement, which is valid through June 30, 2026, attests that 1 out of 1 rental unit(s), at the location indicated below have been registered as required by law.

ONE of ONE rental unit

APN: [REDACTED]

LOCATION: [REDACTED]

DATE ISSUED: 2/28/2025

UNITS REGISTERED: 1

VALID FOR: 7/1/2025 through 6/30/2026

Specific rental units are not listed on this certificate.

