

HOUSING

MOTION

PUBLIC SAFETY

Eviction proceedings require strict compliance with legal notice, documentation and court procedures. A landlord must have a lawful basis for eviction, they must serve the tenant with a required written notice, provide opportunity to pay rent, or correct the alleged violation and comply with applicable City requirements before filing an unlawful detainer action. Only after a landlord has obtained a court judgement and writ of possession can a tenant be evicted. Once this requirement is met only the Los Angeles County Sheriff's Department can serve a five-day Notice to Vacate to conduct a lockout.

To improve public understanding among tenants, landlords and the Los Angeles Police Department personnel regarding evictions and lockouts, there is a need for greater clarity regarding the role of the Police Department. Tenants in Downtown Los Angeles, particularly those living in Single Room Occupancy buildings, or subsidized housing, might be especially vulnerable to displacement when eviction procedures and agency responsibilities are applied inconsistently.

Clear guidance should distinguish between matters that fall within the Police Department's authority and those that must be resolved through the civil legal process. This guidance would help prevent improper displacement and ensure that residents can access any relocation assistance, legal protections, and supportive services, to which they may be entitled. Therefore, it is imperative that clear written guidance be developed and made publicly available outlining the Police Department's legal authority, limitations, and responsibilities, and coordination, if any, with the Sheriff's Department, when responding to eviction related calls and alleged unlawful lockouts.

I THEREFORE MOVE that the Council instruct the Los Angeles Housing Department, with the assistance of the Chief Legislative Analyst, City Attorney, and the Los Angeles Police Department, to report on procedures and legal requirements related to residential eviction proceedings, or actions, including those occurring at Single Room Occupancy buildings. This report should outline what role, if any, the Police Department has in these proceedings, and specifically its coordination, if any, with the County Sheriff's Department.

I FURTHER MOVE that the Council request the Police Department, based on the findings of the report, to publish a departmental bulletin outlining the appropriate protocols for residential eviction incidents for Departmental personnel and public awareness.

PRESENTED BY:


YSABEL JURADO

Councilmember, 14th District

SECONDED BY:



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