

February 2024

Ellis Evictions in 2023 Higher Than Combined Previous 3 Years

Ellis Act filing numbers are in for 2023 and the results should be a big concern for all those concerned about our affordable housing and homelessness crisis in Los Angeles.

In 2023, there were 1,711 affordable housing units slated to be lost to the Ellis Act, while from 2020 to 2022, 1,665 units were lost. That's 46 more units lost in 2023 than the prior three years.

Thus, in 2023 the City of LA saw the lost of nearly 5 units per day due to the Ellis Act. This has brought the total of lost affordable rental units to nearly a staggering 30,000 units, all because to the Ellis Act!

While COVID-19 tenant protections had an impact on slowing evictions, those protections ended with us now experiencing a huge and growing number of Ellis Act eviction applications filed by landlords, speculators and developers.

The largest Ellis Act eviction filing in the history of the City and State took place in 2023. This, of course, is the unjust and phony Ellis evictions taking place at the 712-unit [Barrington Plaza Apartments](#) in West LA. Here corporate landlord Douglas Emmett Inc is illegally using the Ellis Act to evict tenants in order to perform renovations and then re-rent the units at much higher rents.

The Ellis Act, passed by the state legislature in 1985, was adopted to allow small mom and pop landlords to remove their rent control units from the market by permanently going out of the rental business. Clearly, this is not the intention of Douglas Emmett Inc. CES has been assisting Barrington Plaza tenants who have filed a law suit to stop the evictions, which is scheduled to be decided by the courts in April.

The [Coalition for Economic Survival \(CES\)](#), with map-creating assistance from the [Anti-Eviction Mapping Project](#), is releasing an



update of our [web-based interaction map](#), showing where 29,940 rent stabilized affordable units have been destroyed in the City of LA from 2001 through 2023 due to the Ellis Act. [Click to view map.](#)

The [map](#), using data provided by the [Los Angeles Housing Department \(LAHD\)](#), visually shows the devastating impact the Ellis Act has had on tenants being displaced and affordable rent controlled housing lost. One can view the address of the buildings and the number of units lost there, due to the Ellis Act, by hovering over the dot using a computer

mouse or laptop touch pad.

URGENT ALERT for Those Who Adopt Pets During COVID in Violation or Your Lease or Rental Agreement

Did you adopt a pet during the pandemic prior to February 1, 2023 in violation or your lease or Rental Agreement in the City of LA?



If so, you can protect yourself from eviction or having to give up your pet. But you have ACT NOW!

You must inform your landlord about your pet by **March 5, 2024** for eviction protection - even if the pet wasn't allowed under the lease or rental agreement. This only applies to LA City renters.

[Click Here for a Sample Letter to Provide Your Landlord](#)

New Bill Stops Landlords from Denying Housing to Tenants with Pets

AB 2216 requires landlords to have reasonable reasons for denying pet owning tenants housing

The chair of the California Legislative Renters Caucus, [Assemblymember Matt Haney](#) (D-San Francisco) has introduced legislation that prohibits blanket pet bans in rental units in California. AB 2216 will require landlords to have reasonable reason(s) for not allowing a pet in a rental



unit and only allows landlords to ask about pet ownership after a tenant's application has been approved.

California has the second highest number of tenants in the country, with 17 million families and individuals renting — close to 12 million,

or 70% of these renters are pet owners. Unfortunately, only under current law only 30% of available rentals in any given city are pet friendly. Despite having close to 3 million pet owning renters, only 26% of Los Angeles rentals allow for pets.

The [Coalition for Economic Survival](#) is asking that you to contact your State Senator and Assembly Member and urge them to support AB 2216.



Are you experiencing harassment from your landlord?
Do you need repairs in your home?
Do you fear you might be evicted or have to move?

You Have Rights!

Coalition for Economic Survival

TENANTS' RIGHTS CLINIC KNOW YOUR RENTER RIGHTS



TO REQUEST A REGISTRATION

LINK, EMAIL:

HelpingLArenters@gmail.com

SERVING RENTERS THROUGHOUT SOUTHERN CALIFORNIA & BEYOND...

Accommodations for Spanish & Russian speakers are provided.
One-On-One Individual Counseling With an Attorney.



EVERY SATURDAY
AT 10 AM

ATTENTION ALL RENTERS!
***Know Your Rights By Attending the
Coalition for Economic Survival
Tenants' Rights Zoom Clinic***

To sign up for the next Coalition for Economic Survival
Tenants' Rights Clinic via ZOOM
Request a Link by emailing:
HelpingLArenters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian speakers are provided.

One-On-One Assistance With an Attorney.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renters.

To request a link to register for any Clinic
email: HelpingLArenters@gmail.com

Donate Now to the Coalition for Economic Survival



Donate to the Coalition for Economic Survival (CES)

Help Support the Coalition for Economic Survival. Donate Now!

One-Time

Monthly

\$10

\$25

\$50

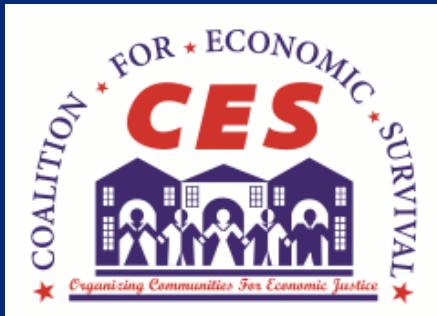
\$100

\$250

\$500

\$1,000

\$ Other



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