

APRIL 2023

COVID Eviction Protections Ended as of April 1 *What Does This Mean to LA Renters?*

The City and County of Los Angeles COVID-19 eviction protections for non-payment of rent have expired!

Beginning April 1, 2023, renters must pay their full current monthly rent to avoid eviction for non-payment of rent.

Tenants can no longer put off paying rent because of harms brought on by COVID-19. There are no more COVID-related hardships to excuse non-payment of rent.

Reduced household income due to pandemic-related job loss, illness or death will no longer be grounds for deferring rent. If you don't pay your April rent on time, you could be evicted.

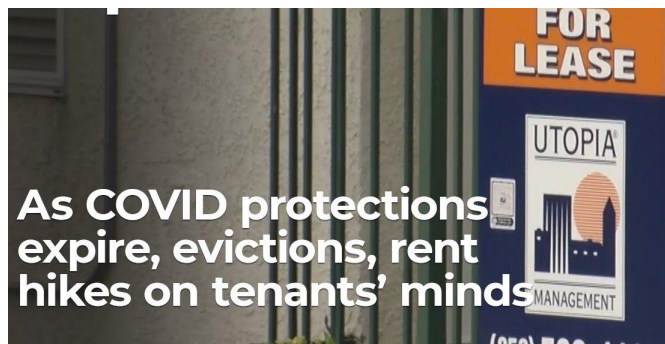
Renters still have time to pay back COVID-19 rental debt accumulated from March 2020 through March 2024.

According to recent U.S. Census Bureau surveys, about 246,000 L.A. households remain [behind on rent](#). An estimated 243,000 children live in those households.

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.

Annual rent increases are currently prohibited for rental units subject to the City of Los Angeles Rent Stabilization Ordinance (RSO) through January 31, 2024.

To find out if your unit is subject to the RSO, [click HERE \(zimas.lacity.org\)](https://zimas.lacity.org). Enter your address, click the Housing tab, and RSO status will be indicated for the property.



What Should I Do If I Get A 3-Day Pay-Or-Quit Notice?

Unlike earlier in the pandemic, you won't be able to delay April rent by providing a COVID-19 impact statement to your landlord. If you don't pay your full April rent on time, your landlord could give you a three-day notice to pay or leave. This is the first legally required step of an eviction.



If you get a notice to pay or quit, act quickly. You should focus on paying your April rent within that three-day window if at all possible. Failure to pay after receiving notice could lead to your landlord filing a case against you in eviction court.



What COVID-Related Renter Protections Do City of Los Angeles Tenants Still Have?

COVID-19 Rental Debt

Tenants have protections for unpaid COVID-19 rental debt and must pay their debt as follows in order to avoid eviction:

- Rent owed from March 1, 2020 to September 30, 2021, tenants must pay by Aug. 1, 2023.
- Rent owed from October 1, 2021 to January 31, 2023, tenants must pay by Feb. 1, 2024.

At-Fault Evictions for Additional Tenants and Pets

Eviction protections for unauthorized occupants or pets due to COVID-19 will continue through January 31, 2024.

Universal Just Cause Tenant Eviction Protections (New)

Eviction protections now apply to most rental properties in the City of Los Angeles, including single family homes, condominiums, and new construction that are not currently protected under the City's Rent Stabilization Ordinance (RSO). No-fault evictions require the payment of relocation assistance such as owner occupancy, government order, demolition, or withdrawal of the rental property from the rental housing market.

All City of Los Angeles residential tenants have the right to Just Cause for Eviction. For tenants not covered by the Rent Stabilization Ordinance, protections applies after the first 6 months of the tenancy (or at the expiration of the initial lease term if it is shorter than 6 months).

Notice to Terminate Tenancy/Eviction Filing

Any written notice terminating a tenancy for a tenant at-fault legal reason must be filed with the Los Angeles Housing Department (LAHD) within three (3) business days of service on the tenant per Los Angeles All no-fault evictions must be filed with LAHD, submit required fees, and pay the tenant relocation assistance.

RSO Rent Increase

Annual rent increases for rental units subject to the City of Los Angeles Rent Stabilization Ordinance (RSO) are prohibited through January 31, 2024.

But, landlords may collect LAHD approved cost recovery surcharges (capital improvement, seismic retrofit, primary renovation & rehabilitation work), provided a 30 day written notice is served to the tenant.

Evictions for Non-Payment of Rent

Landlords may not evict a tenant who falls behind in 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.

2023 ECONOMIC TRESHOLD FAIR MARKET RENT PER BEDROOM SIZE					
	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY2023	\$1,534.00	\$1,747.00	\$2,222.00	\$2,888.00	\$3,170.00

How Will These City of LA Protections Be Enforced?

The LA Housing Department (LAHD) will take tenant complaints and inform landlords and tenants of the protections. A LAHD investigation will help ensure enforcement.

Eviction complaints can be filed:
Electronically at: housing.lacity.org/File-a-Complaint
Telephone Hotline at **(866) 557-7368**.

Complaints will be assigned to a Housing Investigator, who will investigate the tenant's claim and advise the landlord and tenant of their findings.

[CLICK HERE TO FIND OUT HOW LA CITY LAW PROTECT YOU](#)



County of Los Angeles Tenant Protections

The Los Angeles County Board of Supervisors refuse to extend COVID eviction protections. Supervisors Lindsay Horvath and Hilda Solis supported extending protections. Supervisors Janice Hahn and Kathryn Barger voted for protections to end. Supervisor Holly Mitchell abstained from voting. Thus, because there were not 3 votes in support, the protections expired as of April 1.

These protections apply to all County unincorporated areas and cities that do not have their own protections in place or if those protections are weaker than the County's.

Because some of LA City's protection expired at the end of January, these county's protections also applied to residents of the City of LA.

LA COUNTY PROTECTIONS EXTENDED BEYOND MARCH 31, 2023

While many of the emergency tenant protections under the Resolution will be expiring, the following protections will be extended beyond March 31, 2023:

- For residential tenants and mobilehome space renters who utilized the County's **non-payment of rent protections** between July 1, 2022 and March 31, 2023: except for qualified Owner Move-in Evictions
 - o Protected against eviction for **No-Fault evictions reasons**, except for qualified Owner Move-in
 - o **Anti-harassment and retaliation protections** during the Resolution's protection periods
 - o Starting **April 1, 2023**, landlords are required to serve tenants with a written 30-Day Notice prior to filing an eviction based on nonpayment of rent for rent accrued through March 31, 2023.
- For residential tenants and mobilehome space renters with **unauthorized occupants or pets** due to COVID-19 who began residing in the unit **on or before January 20, 2023**:
 - o **Anti-harassment and retaliation protections** during the Resolution's protection periods
 - o Starting **April 1, 2023**, landlords are required to serve tenants with a written 30-Day Notice prior to filing an eviction for the presence of unauthorized occupants or pets.

WHAT IF YOU ARE UNABLE TO PAY RENT OWED THROUGH MARCH 31, 2023?

Residential tenants and mobilehome space renters with incomes at or below 80% of the Area Median Income (AMI) will be protected for nonpayment of rent due to a COVID-19 financial hardship for rent owed between July 1, 2022 and March 31, 2023.

Residential tenants and mobilehome renters must have experienced a substantial loss of monthly income of at least 10% and/or have increased unreimbursed costs of more than 7.5% in order to be protected against eviction for non-payment of rent between July 1, 2022 and March 31, 2023. Tenants who fulfill the requirements may have an affirmative defense to an Unlawful Detainer (eviction) action.

Please note: The County's protections does **not** cancel or stop the rent from being owed or stop the accumulation of back-rent owed. Tenants should pay their rent if they are able and are encouraged to work out a repayment plan with their landlord. Tenants will have up to twelve (12) months to repay any past-due rent.

HAVE MORE QUESTIONS ABOUT THE LA COUNTY LAW?

Call: 800-593-8222 • Email: rent@dcba.lacounty.gov.

[CLICK HERE FOR LA COUNTY RENTER PROTECTIONS](#)



Coalition for Economic Survival

CES in the News



PARK LABREA NEWS
BEVERLY PRESS

WeHo Extends CES Partnership to Help Renters

BY **RANCE COLLINS** / MARCH 27, 2023

In a nod to the city's long history as a safe haven for renters' rights, the West Hollywood City Council

voted to extend funding to the [Coalition for Economic Survival](#) for renter assistance for 3 months on March 20.

An extension to the agreement will be considered in the city's fiscal budget in June.

The organization was established in 1973 with the mission of empowering low- and moderate-income people. It has worked closely with West Hollywood and the city of Los Angeles in creating strident rent control legislation.



"They are actually integral to the city of West Hollywood's history because the Coalition for Economic Survival was one of the founding partners that founded the city back in 1984," Mayor Pro Tempore John Erickson said.

"We're a grassroots, community based organization," CES executive director Larry Gross said. "We're about empowering tenants and giving them the tools to fight for their rights. We led the effort to bring rent control to the city of Los Angeles, and in fact, we led the effort to create the city of West Hollywood and win the strong rent control law there as well. So, part of our effort is – while we won these laws – they're only a piece of paper unless tenants know what their rights are."

[CLICK HERE TO CONTINUE READING FULL ARTICLE](#)

**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

KNOW YOUR RIGHTS
TENANTS'
RIGHTS
ZOOM CLINIC

Assisting Renters Throughout the Greater LA Area

• *Evictions?* • *Rent Increases?* • *Repairs Needed?*

10:00 AM | EVERY SATURDAY

To Request a Registration Link, Email:
HelpingLArenters@gmail.com

Accommodations for
Spanish & Russian Speakers Provided

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

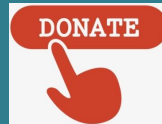
To sign up for the next Coalition for Economic Survival
Tenants' Rights Clinic via ZOOM
Request a Link by emailing:
HelpingLArenters@gmail.com

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



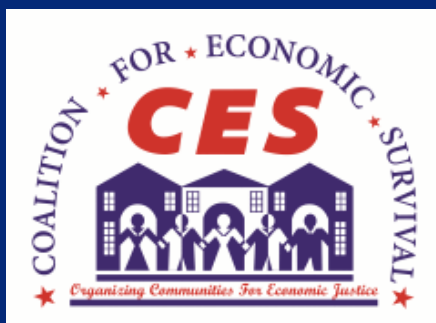
Donate to the Coalition for Economic Survival (CES)

Help Support the Coalition for Economic Survival. Donate Now!

One-Time		Monthly	
\$10	\$25	\$50	\$100
\$250	\$500	\$1,000	\$ Other

Coalition for Economic Survival (CES)
We're Hiring
Join Our Team!

Seeking Tenant Organizer - Click for More Info



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