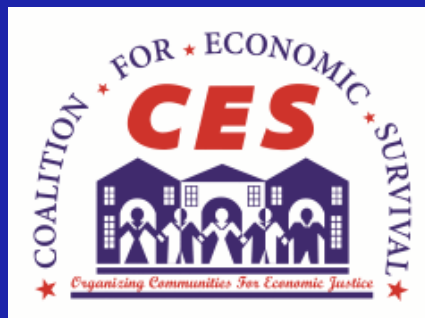




Is 2024 the year  
of the Evictions?



JANUARY, 2024



## Tenants' Rights Organizations Bracing for the Worst when Renter Protections Expire



*Tenants' rights advocates with the Coalition for Economic Survival demanding justice for renters on the front steps of Los Angeles City Hall.  
(Photo Courtesy of Coalition for Economic Survival)*

January 3, 2024

While most people will have spent the last few days celebrating the ringing in of the new year, tenants' rights organizations are doing their best to prepare for what they foresee as a significant, inevitable rise in homelessness beginning in February.



"We're going to be seeing likely a gigantic increase in evictions and displacement and the loss of existing affordable housing, as protections for tenants are coming to an end as well as past due notices being called in for back rent that is owed from the pandemic," said Larry Gross, executive director for the [Coalition for Economic Survival \(CES\)](#). "For most tenants, there is absolutely no way they're going to be able to pay back the rent that's owed."

The reason behind the ominous predictions is that on Feb. 1, the remaining renter protections from the COVID-19 pandemic will expire. Rent owed from Oct. 1, 2021, to Jan. 31, 2023, will be due, and landlords will be able to raise rent by 4 to 6 percent – depending on whether the landlord pays for utilities.



While it may not seem like a large increase, Gross explained that renters who are currently struggling to make ends meet are going to have a tremendous burden placed on them.

"These tenants are essentially on the track to economic catastrophe and there's not much that's being done,

unfortunately, by [our] government and elected officials to really respond to this emergency and this disaster that we're facing," Gross said, "which will no doubt increase homelessness, economic despair and the need for more and more affordable housing."

CES and other tenants' rights organizations, Gross said, are bracing themselves for the "onslaught of calls" of people looking for assistance. Unfortunately, these organizations are already maxed out. Furthermore, Gross explained many of these tenants will need financial assistance that simply doesn't exist.

As Gross described it, these organizations are already beyond their breaking point and are now going to have to deal with a metaphorical tsunami on the horizon. From the uptick



of people coming to CES for help, Gross said they are starting to see landlords taking action against tenants, including harassment, intimidation and demands for back rent.

Los Angeles has already seen a large number of evictions this past year. Data from the LA Housing Department shows that between February 2023 to November, more than 71,000 eviction notices were filed – almost 6,000 just in November. April saw the largest number of notices filed at more than 10,000.



Approximately 96 percent of these notices were for “nonpayment of rent” and 91 percent came with a three-day notice. The average amount of rent owed was \$3,760.

When asked if this was the worst situation for tenants he’s ever seen, Gross replied, “Without a doubt. Back in the late 1970s, when we were fighting for rent control, we saw a lot of evictions and rent increases, but even at that time, people had certain options and the housing crisis wasn’t as severe as it is now. But now, those options that have existed in the past don’t exist today, and so, it’s so much worse.

“Unfortunately, no government entity has come up with any solutions to deal with this,” Gross continued. “It’s always been ‘kick the can down the road’ with all these protections, but that road is now [a dead end] for tenants and there are no other solutions being put forth to alleviate this disaster that we’re facing.”

Gross added that in addition to the lack of affordable housing, existing housing is being demolished to make way for luxury housing. The workers, bus drivers, teachers and hotel workers, which he said make LA what it is, are all being driven out. In his words, LA is becoming “a city of the rich.”



“That hits hardest, especially, for those who are disabled, those who are seniors, those who rely on their social network of their friends and family and their neighborhood, their doctors, their pharmacists,” Gross said. “All of that is disrupted and torn apart, and that makes it so much harder for those people wherever they end up to try and pick up the pieces.”

The key thing, Gross said, for

**I'M A RENTER  
AND I KNOW  
MY RIGHTS.**



**#RenterPower**

renters to possibly avoid eviction is to know their rights.

Oftentimes, landlords will assume tenants won't know what their rights are and will attempt to illegally evict them. In that situation, he said renters must contact CES or another tenants'

rights organization because in many cases, they can stop the eviction.

CES holds an online clinic every Saturday through Zoom to inform renters about their rights. Gross said that more and more people are attending these clinics – anywhere from 30 to 70 people per week.

Once renters know their rights, they can fight for the expansion of those rights. Gross encourages renters to take action, get organized and vote; otherwise, they won't see any laws passed or resources being made available for people who desperately need them.

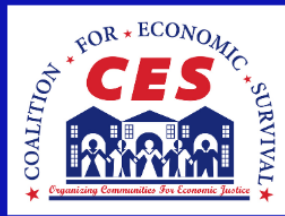
"One thing we had in Los Angeles [was] some of the strongest protections for renters in the nation [during the pandemic], and that was because of all the organizing that was done and the fighting and the commitment that people made to win those things," Gross explained. "While those laws are expiring, it doesn't mean that new laws can't take their place, but that's going to take the involvement of people."



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*For a link to a CES tenants' rights clinic, email [HelpingLARenters@gmail.com](mailto:HelpingLARenters@gmail.com).*

*For more information about CES, go to <https://www.cesinaction.org/>.*



COALITION FOR ECONOMIC SURVIVAL  
**TENANTS' RIGHTS CLINIC**  
*via Zoom*



**KNOW YOUR  
RENTER RIGHTS**



**Saturdays - 10 am**

Email: [HelpingLAREnters@gmail.com](mailto:HelpingLAREnters@gmail.com)  
to Request a Link to Register for Clinic

Serving All LA Area Tenants  
Language Accommodations for Spanish and Russian

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

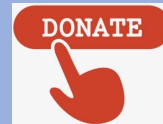
To sign up for the next Coalition for Economic Survival  
Tenants' Rights Clinic via ZOOM  
Request a Link by emailing:  
[HelpingLAREnters@gmail.com](mailto:HelpingLAREnters@gmail.com)

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](mailto: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!

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\$10

\$25

\$50

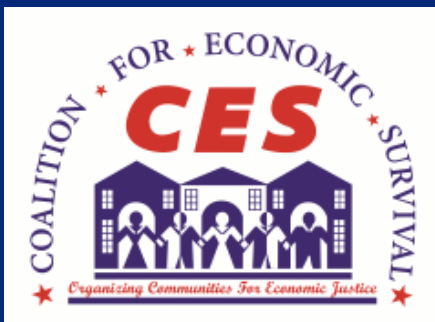
\$100

\$250

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\$1,000

\$ Other



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