



New Laws
to Protect
Tenants Passed



Coalition for Economic Survival

CES in the News



DailyNews
LOS ANGELES

LA City Council Tweaks New Renter Protections and Delays Full Enactment

Two tenant protections will not be in place Feb. 1 but renters will be covered by county's eviction moratorium

by CLARA HARTER - Friday, January 23, 2023

The Los Angeles City Council proposed minor tweaks to new renter protections, involving evictions for not paying rent and relocation assistance for tenants, in a Friday, Jan. 27 meeting, setting back the enactment of these city laws by at least a week.

Last week, the city council attracted national attention for its bold new renter protections intended to stave off an eviction tsunami after [pandemic era renter protections expire](#) on Feb. 1. And while all the new protections were [celebrated widely](#) by tenants rights advocates – and mourned by many landlords – only [two were immediately enacted](#) on Jan. 20.



The first enacted protection expands to an additional 400,000 units the requirement that landlords must show just cause for evicting tenants. The other one enacted last week says that landlords cannot evict tenants for non-authorized roommates or pets adopted during the pandemic – until Jan. 30, 2024.

Two additional renter protections were approved last week, but were returned to the city council for a second reading on Friday.

The first of the two still-to-be-enacted tenant

Los Angeles Renter Protections Expanded



protections says that renters must be behind by at least one full month of rent before a landlord can pursue a non-payment eviction against them.

The second law, still not enacted, requires that landlords who raise rent by more than 10% must provide tenants with a rental relocation payment. This will only apply to an estimated 84,000 households, said Executive Director of

the [Coalition for Economic Survival](#) Larry Gross, because the rest of the rental units in L.A. are protected from such hikes through rent stabilization protections, or via state bill AB 1482.

During Friday's meeting L.A. Councilmembers proposed minor tweaks to both protections and, as a result, they must come before the council again next week, for a final vote.

This means that not all of the proposed renter protections will be in place when the city's COVID era tenant protections expire.

However, tenants need not panic because L.A. residents will still be covered by L.A. County's eviction moratorium, which the Los Angeles County Board of Supervisors recently voted to extend until March, 2023.



In tweaking the new citywide tenant protections, the city council added severance clauses which say that if a lawsuit invalidates any language in the package of protections, the rest of the protections in the ordinance remain legally valid.

Councilmembers also clarified that if a landlord seeks more than a 10% rent hike, which would require them to pay relocation costs for the tenant, the relocation payment applies to a tenant's contracted monthly rental rate and not to any discounted monthly rents offered.

Gross, of [Coalition for Economic Survival](#), was pleased by the outcome of Friday's meeting at which the city council voted in favor of the amended ordinances.

"I think it's a tremendous victory for tenants," he said.

The amended ordinance regarding non-payment of rent evictions passed 9-2 among the members present, with **Councilmembers Traci Park and John Lee voting no**. The amended relocation assistance payment ordinance passed 9-4 among those present with **Park, Lee, Councilmember Monica Rodriguez and Council President Paul Krekorian voting no**.



While all councilmembers have said they support expanding tenant protections, some feel the new rules did not properly account for the financial burden faced by landlords following an almost three year eviction moratorium.

"I believe that this body understands the importance of supporting our mom and pop housing providers, many of whom struggled with expenses during the pandemic," said Park. "Unfortunately, however, their needs were not included in what came out of the committee and what we have in front of us today is not a balanced policy."

Tenants remain liable for back rent owed to their landlords.

Under the new protections, tenants have until Aug. 1 to pay back rent accumulated between March 1, 2020 and Sept. 30, 2021, and they have until Feb. 1, 2024 to pay back rent accumulated between Oct. 1, 2021 and Jan. 31, 2023.

This news was much less pleasing to Gross.

“We’re still on the road to the economic train wreck,” said Gross, “because, the fact is that tenants have acquired so much debt over this period of time.”



The major new renter protections in L.A. City include:

- Expansion of “just cause” eviction protections to units currently not protected (approximately 400,000 units) by the City’s Rent Stabilization Ordinance (RSO). Landlords must have a justifiable reason for eviction.
- Assistance with relocation costs if a tenant can’t afford rent increases in excess of 10% or 5% plus inflation. This provision covers a narrow set of units (approximately 84,000 units built within the last 15 years) not protected by the RSO or the State Tenant Protection Act – AB 1482.
- Prohibiting tenants who owe more than a month’s rent to be evicted.
- A one-month grace period, with some specified debt amounts, before eviction due to nonpayment,
- The blocking of evictions until February 2024 for tenants who have unauthorized pets or who added residents who aren’t listed on leases.
- Tenants would have until Aug. 1 to pay back-rent accumulated between March 1, 2020, and Sept. 30, 2021, and until Feb. 1, 2024, to pay back-rent accumulated between Oct. 1, 2021, and Jan. 31, 2023.



County of Los Angeles Also Extends Tenant Protections

On Tuesday, Jan. 24, 2023, the Los Angeles County Board of Supervisors voted to extend and update the COVID-19 Tenant Protections. The protections will now expire at the end of March.

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 expire at the end of January, the county’s protections will apply to residents of the City of Los Angeles starting February 1.

PROTECTIONS EXTENDED THROUGH MARCH 31, 2023

The following protections are currently in place through March 31, 2023 for Residential Tenants, including

Mobilehome Space Renters:

- Rent increase freeze (including new pass-throughs or related charges) for rent-stabilized units in unincorporated areas of the County; and
- Anti-harassment and retaliation protections
- Protections against evictions for:
 - o Non-payment of rent due between July 1, 2022 and March 31, 2023 due to a COVID-19 financial hardship, only for tenant households with income at or below 80% of the Area Median Income (AMI);
 - o No-Fault eviction reasons (except for qualified Owner Move-in);
 - o Nuisance; and
 - o Unauthorized occupants or pets

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 THROUGH MARCH 31, 2023?

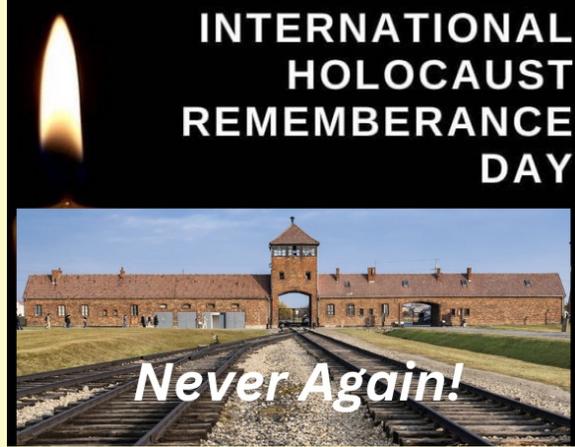
Residential tenants and mobilehome space renters with household incomes at or below 80% of the Area Median Income (AMI) will be protected for nonpayment of rent due to a COVID-19 financial hardship for rent owed between July 1, 2022 and March 31, 2023.

In addition to the AMI threshold, residential tenants and mobilehome space renters must have experienced a substantial loss of monthly household income of at least 10% and/or have increased unreimbursed household 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 under the Resolution may have an affirmative defense to an Unlawful Detainer (eviction) action.

Please note: The County's Resolution 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.

CES Provides Teach-In on the Holocaust to Commemorate International Holocaust Remembrance Day





To commemorate International Holocaust Remembrance Day on January 27, CES Executive Director Larry Gross conducted a virtual teach-in with students of [The Community School](#) based in the low-income working-class neighborhood of Remington in Baltimore, Maryland.

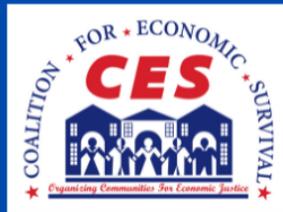
Gross, as he's done on a number of occasions, shared the story of his mother, who was one of the very few Holocaust survivors who lived after being taken to the Auschwitz gas chamber due to a malfunction that day. He told of how his mother and grandmother came face-to-face with the notorious and evil Nazi Dr. Joseph Mengele, named the "Angel of Death," who decided who would live and who would die with a flick of his wrist. And how they endured the Nazi Death March.

It was a most solemn and meaningful conversation as students sought to feel and understand the past and to heighten their awareness of how genocide and fascism are an ever-present threat.

Click here to view Larry's mother's story in her own words:
<https://youtu.be/gqY31zbK7jg>

[The Community School](#), is a unique and impressive school, founded by CES friend Tom Culotta, as a neighborhood-based effort to lower the area's high school dropout rate, but has bloomed to providing a full school program.





COALITION FOR ECONOMIC SURVIVAL

TENANTS' RIGHTS CLINIC



**KNOW YOUR
RENTER RIGHTS**



Saturdays - 10 am

Email: 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

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

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renter
To request a link to register for any Clinic
email: HelpingLARenters@gmail.com.

TO EMAIL REQUESTING A REGISTRATION LINK > [CLICK HERE](#)

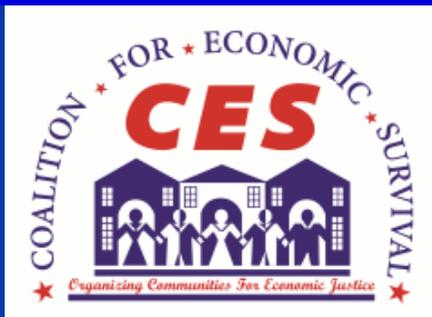
Donate Now to the Coalition for Economic Survival



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

616 Shatto Place, Los Angeles, CA 90005

Telephone: (213) 252-4411

Fax: (213) 252-4422

contactces@earthlink.net

www.cesinaction.org

Mailing Address:

Coalition for Economic Survival
14320 Ventura Bl #537, Sherman Oaks, CA 91423