



JANUARY 2023

With COVID Evictions Protections Due to Expire at End of Month LA City Council Increases Renter Protections

The Los Angeles City Council voted unanimously for new renter protections last Friday as the COVID-19 local state of emergency tenant protections are set to expire February 1.

The tenant policy changes include expanding just cause eviction protections, relocation payments to tenants hit by annual rent hikes above 10 percent, and a one-month grace period for rent before evictions.

The votes on the package of proposals came after a lengthy public comment period that saw dozens of tenants advocating for eviction safeguards moving forward, as well as landlords urging the city to remove pandemic protections without creating new tenant rights.

Under the ordinance, if a landlord increases rent by more than 10% or the Consumer Price Index plus 5%, they must pay the tenant three times the fair market rent for relocation assistance, plus \$1,411 in moving costs. This would not applied to tenants currently covered by the City's rent control law or the State's Tenant Protection Act (AB 1482), since they are currently protected against increase such as these.

According to the city's housing department, fair market rent for a one- bedroom apartment in Los Angeles is \$1,747 and \$2,222 for a two-bedroom. This protects an additional 84,000 rental units in Los Angeles that were built after 2008 including single family rentals.

Los Angeles Times

Council backs new protections for L.A. renters

The vote comes with COVID eviction rules set to end and shows clout of progressives.

By JULIA WICK

With pressure mounting and the clock ticking, the Los Angeles City Council voted unanimously Friday to dramatically expand protections for renters, heading off what advocates had feared could become a wave of evictions.

The vote comes just 11 days before the city's long-standing COVID-19 anti-

as other measures expired, with local leaders wary of exacerbating homelessness and overcrowding problems that had already reached crisis proportions.

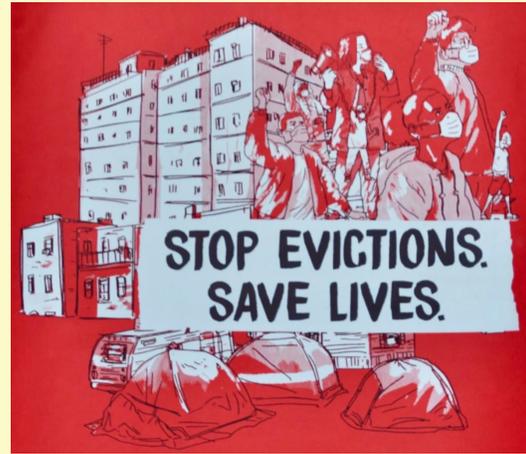
The council's action was preceded by more than two hours of public comment, with dozens of renters elucidating fears and making impassioned pleas to the council to pass a muscular policy before the emergency order sunsets.

"I'm in a wheelchair. I'm 67 years old. And as soon as you guys lift the protections, I'll be out on the street. ... We are human beings and we deserve to live with dignity," Maria Briones told the coun-

The expansion applies to nearly 400,000 households in non-rent-controlled units and 650,000 households in rent controlled buildings constructed before 1978.

Where Councilmembers Stand

Some Councilmembers pushed for delayed implementation of the new protections. Councilmember Bob Blumenfield wanted eviction restrictions to kick in only after the expiration of a tenant's first lease or 12 months after a tenant move-in, which was eventually reduced to 6 months. He was successfully supported in this weakening of the proposed protections by Councilmembers Traci Park, Monica Rodriguez, John Lee and Tim McOsker.



But Councilmembers Nithya Rama, Eunisses Hernandez, Hugo Soto-Martinez, Katy Yaroslavsky, Marqueece Harris-Dawson, Heather Hutt and Kevin DeLeón worried that any delay in protections could leave thousands of renters vulnerable to arbitrary evictions.

Los Angeles Housing Department Assistant General Manager Anna Ortega weighted in that "This proposal would somewhat create a two-tiered system that would seem unfair to tenants, merely because of how old the building they live in is."

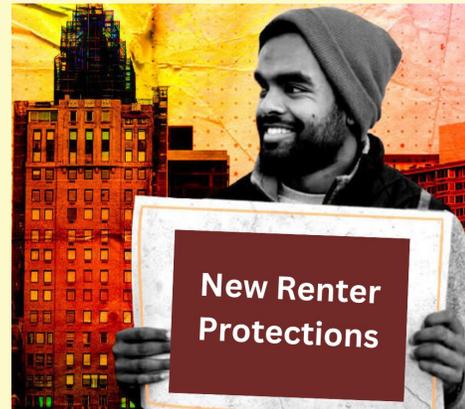
In the end the rent protection expansion was approved.

Council President Paul Krekorian and President Pro Tempore Curren Price had recused themselves based on their ownership of rental properties.

The New Tenant Protections

The main components of the expanded renter protection are:

- **Universal Just Cause:** All tenants across the City will no longer face eviction unless there is "Just Cause", such as unpaid rent, documented lease violations, owner move-ins or other specific reasons. These protections were already in place for tenants living in rental units built before 1978, but the new provision will extend to an additional 400,000 new households living in newer buildings. Just Cause protections will kick in after six months or when a lease expires, whichever comes first. In cases where landlords evict tenants without an approved cause (called a "no fault" eviction), then the landlord is required to pay tenant relocation costs.
- **Relocation Assistance for Tenants Subjected to Large Rent Increases:** In cases where a landlord raises the rent of a non-rent controlled unit by more than 10%, this new policy requires that they pay their tenant for relocation expenses. This policy is specifically designed to combat rent gouging in cases where rent control is not enforceable.
- **Minimum Threshold for Failure to Pay Evictions:** Landlords will not be allowed to evict tenants who fall just a small amount behind on rent. Eviction would only be allowed if the unpaid rent exceeds one month's worth of fair market rent (currently \$1,747 for one-bedroom, \$2,222 for two-bedroom).



- **Pets and Additional Tenant:** Roommates and pets adopted during the pandemic not authorized by landlords or in violation of a lease or rental agreement will be allowed to remain in place for another year. The council approved an extension until Jan. 30, 2024.

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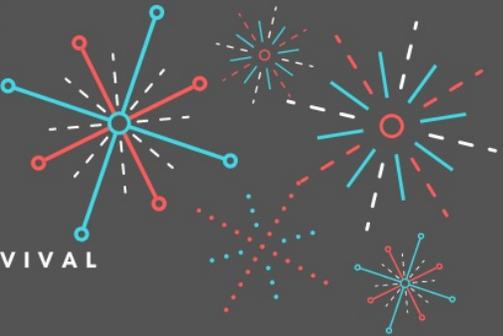
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The Clinic serves the entire Southern California area.
Accommodations for Spanish and Russian speakers are provided.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
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To request a link to register for any Clinic email:
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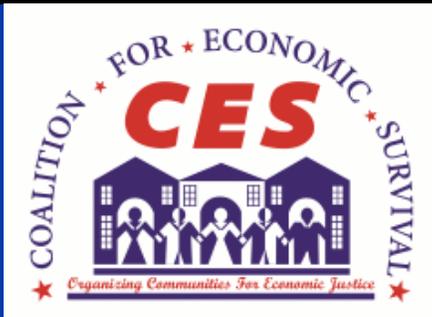


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