

Coalition for Economic Survival

The
Eviction Moratorium
is Ending.
NOW WHAT?



Find Out What the LA City Council Approved
to Replace the COVID Tenant Protections

OCTOBER 2022

LA City Council Votes to End COVID Eviction Protections

The LA City Council voted on October 4 to end the COVID eviction protections which have been in place for 2 ½ years, starting February 1, 2023.

These protections have kept tens of thousands of renters in their homes and prevented mass displacement during a public health crisis.

Landlords will soon be allowed to evict tenants who have fallen behind on their rent due to COVID.

The original proposal recommended by the Los Angeles Housing Department was far worse than what the City Council ultimately passed. Yet, it still does not go far enough to maintain the roof over renters' head and keep families together, including with their pets.

Tenant groups, led by Keep LA Housed coalition, which CES is part of, pushed hard to get the changes that were won.

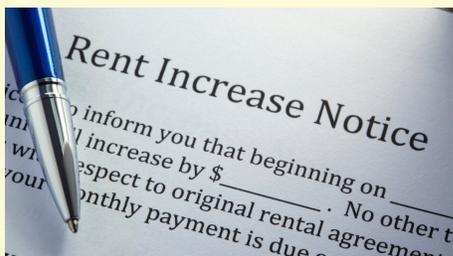
The following are some of the key provisions that were approved by the City Council:

On Rent Owned effective January 31, 2022:

- Tenants who have missed payments since March 2020 will have to meet two re-payment deadlines. Under state law, they have until Aug. 1, 2023, to pay back missed rent between March 1, 2020, and



Sept. 30, 2021. Under the city's moratorium, tenants will have until Feb. 1, 2024, to re-pay rent accumulated from Oct. 1, 2021 to Feb. 1, 2023.



On Rent Increases:

- Allow landlords to resume annual allowable rent increases for RSO rental units on February 1, 2024, 12 months after the expiration of the eviction protections, and disallow rent increases

foregone during the moratorium to be imposed retroactively.

On Evictions effective January 31, 2022:



- Evictions undertaken in order to comply with a Government Agency Order that requires the rental unit to be vacated, shall be allowed immediately upon the effective date of the ordinance amendment
- Evictions in order to install a resident manager shall be allowed only when an on-site manager is required by law or in order to comply with the terms of an affordable housing covenant agreement.
- Provide that evictions in order to demolish or permanently remove RSO rental units from the rental market cannot be enforced until 60 days after the expiration of the eviction moratorium (60 days after January 31, 2023).
- A new provision that RSO tenants whose no-fault evictions were paused due to the eviction moratorium and who continue to reside in their units be provided with a minimum 60-day notice and an opportunity to refile an appeal of the relocation amount due to them based on a change in disability status that affects the tenant's qualification for a higher relocation payment.

On Pets:

- Provide those no-fault evictions for unauthorized pets and/or tenants can be enforced only after January 31, 2024 and after the landlord has provided a 30-day notice for the tenant to remedy the situation.



- In addition, on a motion by Councilmember Mitch O'Farrell, there will be a report back on recommendations regarding potential changes to require landlords and building managers to make an exception of any pets in violation of a lease that predates the emergency order and treat the pet as an Emotional Support Animal (ESA) companion animal or therapy animal using the guidelines such as those predicated by the Federal Fair Housing Act for the rest of their natural lives, the duration of the tenancy of the tenants lease, or until such time the tenant voluntarily relocates the pet or themselves.

More Needed:

Tenant groups and several Councilmembers urged the city to enact new protections before the moratorium expires next year.



To end the moratorium without first enacting permanent protections would be "reckless and inhumane," Faizah Malik, a senior staff attorney at Public Counsel told Councilmembers.

"There should be no gaps in protections for tenants," Malik said. "We cannot go back to a pre-pandemic world of tens of thousands of evictions, increasing rent burden, rising homelessness and a worsening housing crisis."



Some of the new, additional protections proposed include the following:

Extending Eviction Protection:

- Extending Just Cause Eviction protections and relocation assistance to all non RSO units.

Other Tenants' Rights Provisions:

- Require written notification by landlords to inform tenants of their rights at the onset of a tenancy and the posting of a Tenant Protections Notification in a common area of the rental property in the format prescribed by LAHD.

- Conduct a study on staffing resources needed for enforcement of expanded eviction protections and tenant anti-harassment programs, enhanced relocation assistance, and implementation of an eviction

filing system.

- Conduct an expedited economic study of the formula for setting the RSO annual allowable rent increase.
- LAHD to provide s report back in 30 days on a comprehensive outreach campaign to inform tenants, landlords and other interested parties about the Los Angeles City and County COVID-19 Tenant Protections applicable to Los Angeles City residents, with consideration for language access, and particular efforts targeted to tenants in areas identified as having high vulnerability.
- Among additional protections tenant groups are seeking include: protections against evictions for tenants who are struggling to pay rent, a right to counsel for tenants in eviction proceedings, a cap on rent increase for rent- stabilized units and relocation assistance for displacement due to large rent increases.

A Dangerous Amendment Proposed

Councilmember Bob Blumenfield, supported by Councilmember John Lee, both of districts in the West San Fernando, introduced a motion to explore whether there should be an

occupancy time before eviction protections for tenants take effect and whether to create an exemption to just cause provisions for owner-occupied 2- or 3-unit properties, given that the City's housing policies and State law now promote the construction of accessory dwelling units and duplexes on what were single-family properties.

This would punch a huge hole in just cause eviction protections for renters and must be opposed.



CES Urges You to Vote YES on LA City Measure ULA

FROM LA TIMES EDITORIAL IN SUPPORT OF MEASURE ULA: The United to House L.A. (ULA) initiative on the Nov. 8 ballot would give the city a way to improve this situation by creating a robust and steady stream of funding to create and preserve affordable housing through a tax on high-dollar real estate transfers. This new revenue is essential if Los Angeles ever hopes to turn the homelessness crisis around.

The measure would increase the city transfer tax on property sales valued at more than \$5 million, but less than \$10 million. If the tax had been in effect last year it would have generated \$923 million; the amount would be likely to vary from year to year, with a projected range between \$600 million and \$1 billion annually.

Most of the revenue from this measure would subsidize the construction of new affordable housing, fund the rehabilitation of existing buildings such as motels and hotels into affordable housing and buy existing apartment buildings. No one living in those units would get kicked out — but as

people leave, new units would become affordable ones. The rest of the revenue, about 30%, would go into a homelessness prevention fund that would provide ongoing rental or cash subsidies for at-risk seniors and people with disabilities, short-term emergency funding for people at risk of becoming homeless, and legal services to people threatened with eviction.



United to House LA is now Measure ULA!

Want to learn more?
Visit YesonULA.com

Vote YES
in November

KNOW YOUR TENANT RIGHTS!

ATTENTION ALL RENTERS! ***Attend 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 and 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.

**KNOW
YOUR
RIGHTS**



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TENANTS' RIGHTS CES ZOOM CLINIC

EVERY SATURDAY - 10 AM

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

1-on-1 Individual Counseling With an Attorney

Assisting Renters Throughout the
Southern California Area

Accommodations for Spanish & Russian Speakers Provided

[TO REGISTER > CLICK HERE](#)

SUPPORT OUR WORK: CLICK HERE TO

DONATE TODAY!

**SUPPORT THE WORK OF THE
COALITION FOR ECONOMIC SURVIVAL**

*** Secure tenants' rights**

- * **Preserve existing affordable housing**
- * **Prevent tenant displacement**

Show your support for CES' work by making a Donation Now!

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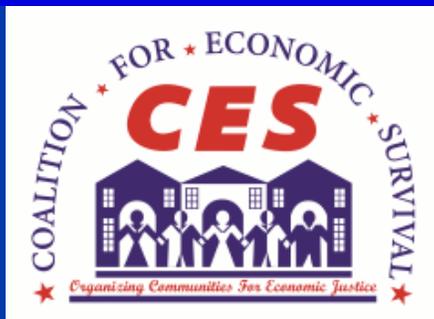
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