



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. **R 19 - 0 3 4 2**
OCT 17 2019

REPORT RE:

AN ORDINANCE ADDING ARTICLE 14.5 TO CHAPTER IV OF THE LOS ANGELES MUNICIPAL CODE TO TEMPORARILY PROHIBIT NO-FAULT EVICTIONS THROUGH DECEMBER 31, 2019, FOR RESIDENTIAL REAL PROPERTY BUILT PRIOR TO JANUARY 1, 2005

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 19-1232

Honorable Members:

Pursuant to your request, this Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality, that would add Article 14.5 to Chapter IV of the Los Angeles Municipal Code to temporarily prohibit no-fault evictions through December 31, 2019, for residential real property built prior to January 1, 2005.

Pursuant to the City Council's request, the draft ordinance would apply to an eviction notice served on a tenant if, on the effective date of the ordinance, the tenant remains in possession of the property and the period of notice has not expired. The draft ordinance would render void any eviction notice that did not comply with the ordinance, and would provide an affirmative defense to a tenant in an unlawful detainer proceeding. The draft ordinance also includes an urgency clause that would cause the ordinance to become effective upon publication.


Council Rule 38 Referral

Pursuant to Council Rule 38, a copy of the draft ordinance was sent to the Housing and Community Investment Department, with a request that any comments be transmitted directly to Council or its Committees when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Elaine Zhong at (213) 922-7715. She or another member of this Office will be present when you consider this matter to answer questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON
Chief Assistant City Attorney

DM:EZ:pj
Transmittal