

RESOLUTION

RULES, ELECTIONS & INTERGOVERNMENTAL RELATIONS

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, existing California law requires a 60-day eviction notice to terminate a tenancy if the tenant has occupied a unit for more than a year, while periodic rental agreements, such as month-to-month tenancies, only require a 30-day eviction notice; and

WHEREAS, both cases do not require a landlord to state a reason for the eviction; and

WHEREAS, eviction without just cause or access to legal representation diminishes due process, leaving vulnerable families without opportunity to fight any unilateral action or retaliation by landlords; and

WHEREAS, in the context of the housing crisis, existing law places rent-burdened households in a precarious position whereby they may be evicted and forced to relocate to new accommodations in a high-cost rental market with limited resources and time; and

WHEREAS, several California cities, including Los Angeles, have passed a form of tenant protections which require a "just cause" eviction, allowing for eviction only in the case of breach of lease or similar cases; and

WHEREAS, currently pending before the California State Legislature is AB 1481 (Grayson - Bonta) which would require a landlord to have just cause to evict a tenant; and

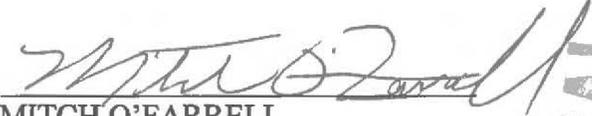
WHEREAS, the bill defines just cause as failure to pay rent, breach of the lease, nuisance, waste, and illegal conduct; and

WHEREAS, the bill also allows for no fault just cause evictions for cases in which the owner intends to occupy their property, demolish their property, or take their property off the rental market; and

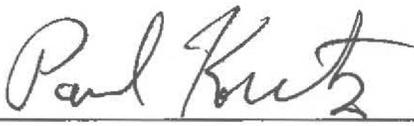
WHEREAS, no cause evictions result in the displacement of communities, disproportionately affect communities of color, and push families into homelessness; and

WHEREAS, extending just cause protections throughout the State would protect families from emotional and financial distress, preserve the social fabric of communities, and protect all individuals from the risk of homelessness;

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-2020 State Legislative Program SUPPORT for AB 1481 (Grayson - Bonta) which would require a landlord to have just cause to evict a tenant.

PRESENTED BY: 

MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY: 

JUN 26 2019

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