

MOTION

The City of Los Angeles passed a substantial expansion of new tenant protections at the beginning of this year. Ordinance 187737 added Article 5 to Chapter XVI of the Los Angeles Municipal Code prohibiting terminations of tenancies without just cause and requiring relocation assistance for no-fault evictions. Under this Ordinance and effective January 2023, all notices to terminate a tenancy for all rental units subject to City’s Rent Stabilization Ordinance (RSO) and the Just Cause Ordinance (JCO) must be filed with the Los Angeles Housing Department (LAHD) within three business days of service on the tenant per Los Angeles Municipal Code 151.09.C.9 & 165.05.B.5. At-fault legal reasons for eviction under the RSO & JCO include: non-payment of rent; violation of the rental agreement or lease; damage to the rental unit; disorderly behavior/disturbing the peace; refusal to renew a lease or rental agreement of like terms and conditions; refusal to provide access to the apartment when requested in accordance with law; unapproved subtenant at the end of the lease/tenancy; and criminal activity.

This new requirement for eviction filings has been a very useful dataset for the City to receive. This data helps provide critical information about the rate at which landlords are filing evictions with the City, and shows trends around where these evictions are being filed and what reasons they are being filed for. It has also assisted city departments, elected offices, and community advocates in proactively reaching out to vulnerable tenants who qualify for local, state, and federal emergency rental assistance and income-based support programs, or in cases where landlords have provided incorrect or bad faith filings incongruent with local tenant protection laws.

According to the Los Angeles Housing Department and as shared in recent reporting, the Department has received more than 40,000 eviction filings since January. A large percentage of the eviction filings have been for non-payment of rent. Most notably, a little more than 10% of eviction filings for non-payment of rent are for amounts less than the economic thresholds for fair market rent per bedroom size. Effective March 2023, landlords may not evict a tenant who falls behind in rent unless the tenant owes an amount higher than one month of the fair market rent, which depends on the bedroom size of the rental unit. For example, if a tenant rents a 1-bedroom unit and the rent is \$1,500, the landlord cannot evict the tenant since the rent owed is less than the fair market rent (\$1,747) for a 1-bedroom unit. More work needs to be done to standardize these operations, both in how eviction filing data is received and how the City can support tenants.

**I THEREFORE MOVE** that the City Council instruct the Los Angeles Housing Department, with support from the Office of the City Attorney and any other relevant departments, to report back within 30 days on the creation a public eviction filing digital dashboard to be updated regularly using information the Department is receiving under the City’s new eviction filing requirements. The report back should:

- Address issues and information relating to any privacy concerns;
- Clearly state just cause reasons for evictions;
- Detail accrued rent debt and current monthly rents;
- Provide de-identified data about tenants who have been or are being assisted by the City’s Eviction Defense Program, including the number of tenants served and the average and median amount of direct assistance given to tenants and landlords;
- Provide resources and know your rights information for tenants and landlords who may qualify for local, state, and federal income-based tenant support programs;
- Indicate the methods by which paper filings are being digitized, when required; and
- Provide a feature whereby tenants can file a complaint to the Department if they believe their eviction filing is incongruent with local laws.

PRESENTED BY: Nithya Raman  
NITHYA RAMAN  
Councilmember, 4th District

SECONDED BY: [Signature]

mfh  
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