



RENT

Stabilization

ANTONIO R. VILLARAIGOSA, MAYOR
MERCEDES MÁRQUEZ, GENERAL MANAGER

Los Angeles Housing Department Rent Stabilization - Customer Service and Information

3550 Wilshire Blvd., 15th Floor
Los Angeles, CA 90010-2314

3415 S. Sepulveda Blvd., #150
Los Angeles, CA 90034-6060

6640 Van Nuys Blvd.
Van Nuys, CA 91405-4617

8475 South Vermont Avenue, 2nd Floor
Los Angeles, CA 90044-3424

2215 North Broadway Ave.
Los Angeles, CA 90031

690 Knox Street, #125
Los Angeles, CA 90502-1305

P.O. Box 17280, Los Angeles, CA 90017-0280
866-557- RENT 866-557-7368
<http://www.lacity.org>

FORECLOSURE EVICTION MORATORIUM

What is a foreclosure?

A foreclosure is when a bank or lender takes back a property from a property owner when the owner falls behind on the mortgage payments. A bank or mortgage company which acquires a property through a foreclosure becomes a landlord as defined in the RSO.

Can the bank evict a tenant because they foreclose on a rental property?

Rent-Stabilized Properties

The Rent Stabilization Ordinance (RSO) protects tenants from arbitrary evictions and permits only 12 legal reasons for eviction. Lenders and their agents violate the RSO when they attempt to evict tenants on the basis of foreclosure or in anticipation of the sale of the property. The sale or foreclosure of a residential rental property is not one of the twelve legal reasons for eviction under the RSO.

The RSO became effective on May 1, 1979 and applies to all rental properties in the City of Los Angeles with an original Certificate of Occupancy dated on or before October 1, 1978, when there are two or more dwelling units on a lot. This includes multi-family apartments; as well as duplexes; townhomes; condominiums; mobile homes and pads; rooms in hotels/motels and boarding houses occupied by the same tenant for 30 days or more. The RSO regulates rent increases and limits evictions. The fact that there is a change in ownership does not change the terms of the tenancy under the RSO and is not a lawful reason to evict tenants.

Other Rental Properties

The Los Angeles City Council enacted the Foreclosure Eviction Ordinance (Ordinance No. 180441) on December 17, 2008. This Ordinance provides that banks or lenders who foreclose on single family homes or new multi-family properties (those with a Certificate of Occupancy after October 1, 1978) cannot evict tenants merely because they foreclose on the property. They can only evict a tenant based on the twelve legal reasons permitted under the RSO. This ordinance, which was adopted with an urgency clause, became effective December 23, 2008, and applies to any rental units to which title is obtained through a foreclosure on or after December 17, 2008.

What should I do if I receive an eviction notice from the bank or lender?

Tenants who receive an eviction notice because the building is entering foreclosure need to know that a foreclosure or sale of a building is *not* a lawful reason to evict tenants under the Los Angeles Municipal Code. If a tenant receives a Summons and Complaint for an Unlawful Detainer, time is of the essence! It is important that the tenant respond to the summons within **5 calendar days**. For legal assistance after receiving an eviction notice, tenants should contact an attorney or seek assistance from a legal aid agency. For a referral list of agencies, please see our Referral Information bulletin.

Once a tenant receives a notice from a financial institution informing them of the foreclosure and change in ownership, tenants should make every effort to contact the financial institution and inquire about how to make rent payments. Tenants who are uncertain of who is the legal landlord should save their rent and be prepared to pay upon proper notice.

For questions regarding evictions, please call the **Los Angeles Rent Stabilization Hotline at (213) 808-8888 or (866) 557-RENT (557-7368)**.