



RENT *Stabilization*

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FORECLOSURES IN RENT-STABILIZED PROPERTIES

The Rent Stabilization Ordinance protects tenants from arbitrary evictions and permits only 12 legal reasons for eviction. Lenders and their agents violates the RSO when they attempt to evict tenants on the basis of foreclosure or in anticipation of the sale of the property.

THE RENT STABILIZATION ORDINANCE (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.

When a bank or mortgage company acquires a property through a foreclosure, they are a landlord as defined in the RSO. 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. The sale or foreclosure of a residential rental property is not one of the twelve legal reasons for eviction under the RSO.

INFORMATION FOR TENANTS

Tenants who receive an eviction notice or notice of a rent increase 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 or raise the rent in rental units governed by the Los Angeles RSO.

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. Tenant s who are uncertain of who is the legal landlord should save their rent and be prepared to pay upon proper notice.

For questions about whether a property is covered by the RSO, rent increases and evictions, please call the Los Angeles Rent Stabilization Hotline at (213) 808-8888 or (888) 557-RENT (557-7368).

