



RENT STABILIZATION DIVISION  
**Los Angeles Housing Department**  
**LAHD**  
 1200 West 7th Street, 8th Floor, Los Angeles, CA 90017  
 RENT HOTLINE: 866.557.7368 | fax 213.808.8818  
 www.lacity.org/lahd



Antonio R. Villaraigosa, Mayor  
 Rushmore D. Cervantes, Interim General Manager

NOT VALID WITHOUT LAHD RECEIPT STAMP

APN: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ C.D.: \_\_\_\_\_ #: \_\_\_\_\_

**NOTICE TO TENANT:** Your landlord is required to file this declaration with the City and to serve you with a complete copy prior to or at the time that you are served a written notice terminating your tenancy. The representations made in this declaration are entirely those of your landlord, and the City takes no responsibility for their accuracy or good faith. If you believe that the statements in this declaration are inaccurate or that your landlord is acting in bad faith, you may file a complaint with the City by calling (866) 557- RENT.

## DECLARATION OF INTENT TO EVICT FOR LANDLORD OCCUPANCY

Rental Unit Address:	<u>Street Address</u>	<u>Unit No.</u>	<u>City</u>	<u>ZIP Code</u>
Current Tenant Name(s):			Date Tenant Moved In:	
Current Monthly Rent:			Date of Last Rent Increase:	
Name of Family Member Moving into the Rental Unit:			Family Member's Estimated Move-in Date:	
Family Member's Relationship to Landlord:	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Child <input type="checkbox"/> Parent <input type="checkbox"/> Grandparent <input type="checkbox"/> Grandchild The landlord may recover possession of the rental unit for owner-occupancy only if the new occupant is in one of these categories [LAMC §151.09 A.8.(a)].			
Current Address of Family Member Moving into the Unit:	<u>Street Address</u>	<u>Unit No.</u>	<u>City</u>	<u>State</u> <u>ZIP Code</u>
				<input type="checkbox"/> RENT <input type="checkbox"/> OWN

Is the landlord a corporation, partnership or similar ownership entity? *A landlord must be a natural person, or a beneficiary of a trust to evict for owner-occupancy [LAMC §151.09 A.8.(a)].*     Yes     No

Please indicate the landlord's percentage ownership of the property. \_\_\_\_\_ %  
 You must provide a grant deed, trust, and any other relevant documentation to substantiate your percentage ownership in the subject property.

Have you previously evicted a tenant for occupancy by this family member at this property? *A landlord may use owner-occupancy as a ground to recover possession for use and occupancy by the landlord, landlord's spouse, child or parent only once for that person in each rental complex [LAMC §151.09 A.8.(a)].*     Yes     No

Is any current tenant in this rental unit 62 years or older or a person with disabilities who has resided in the unit for at least 10 years? *You cannot evict a tenant who has resided in the rental unit for at least ten years and is either 62 years of age or older, or disabled as defined in Title 42 United States Code Section 423 or handicapped as defined in Section 50072 of the California Health and Safety Code [LAMC §151.30 D.1.(a)].*     Yes     No

Is any current tenant in this rental unit terminally ill (as certified by a treating physician licensed to practice in the State of California)? *You cannot evict a tenant who is terminally ill as certified by a treating physician licensed to practice in the State of California [LAMC §151.30 D.1.(b)].*     Yes     No

Will the owner or eligible family member occupy the unit as their primary place of residence?     Yes     No

Will the owner or eligible family member move in within three months of tenant's vacation of the unit?     Yes     No

Is the tenant of the subject unit the most recent tenant to occupy a unit in this property? *You can recover possession of a rental unit only from a tenant who is the most recent tenant to occupy a rental unit in the building with the same number of bedrooms needed by the landlord or the landlord's eligible relative [LAMC §151.30 D.2].*     Yes     No

Is there a vacant and comparable unit at this property? *The existence of a vacant and available unit in the building which is also suitable for owner-occupancy is a factor demonstrating a possible intent to circumvent the Rent Stabilization Ordinance [RAC Regulation §613.04].*     Yes     No

Will the owner or eligible family member moving in to the unit reside there for a minimum of two years? *When any landlord evicts a tenant based upon the owner's or the landlord's immediate relative's intention to occupy the tenant's unit, failure to maintain residence in the unit for at least two years may constitute evidence of intent to circumvent the Rent Stabilization Ordinance (RAC Regulation 613.04.2).*     Yes     No

You must file a Declaration of Occupancy form with LAHD within 3 months of the tenant's vacating the unit, and within 30 days preceding the 1st and 2nd anniversaries of the tenant's vacating the unit.

## Relocation Assistance Requirements

Is any current tenant in this rental unit 62 years of age or older?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is any current tenant in this rental unit disabled or handicapped? <i>Disabled, as defined in Title 42 U.S.C. §423, or handicapped, as defined in CA Health &amp; Safety Code §50072.</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is any current tenant in this rental unit residing with one or more minor children who are legally dependent on that tenant (as determined for federal income tax purposes)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If the answer to any of the three previous questions is YES, the tenant is a Qualified Tenant and the tenant household is entitled to relocation assistance in accordance with the level set forth for Qualified Tenants in Los Angeles Municipal Code (LAMC) §151.09 G. If no current tenant meets any of the above listed requirements, the tenant household is entitled to relocation assistance at the level set forth for all other eligible tenants in LAMC §151.09 G.

### THE FOLLOWING RELOCATION ASSISTANCE REQUIREMENTS SHALL APPLY:

Type of Tenant	Less than 3 years	3 years or more	Less than 80% AMI
Eligible	\$ 7,300	\$ 9,650	\$ 9,650
Qualified	\$15,500	\$18,300	\$18,300

### HOWEVER - THE FOLLOWING RELOCATION PAYMENTS SHALL APPLY IF ALL OF THESE CIRCUMSTANCES EXIST:

- 1) The building containing the rental unit contains four or fewer rental units;
- 2) Within the previous three years the landlord has not paid the fee authorized by this Subsection to any tenant who resided in the building;
- 3) The landlord owns no more than four units of residential property and a single-family home on a separate lot in the City of Los Angeles; and
- 4) The eligible relative to occupy the rental unit does not own any residential property in the City of Los Angeles.

<b>Eligible</b>	<b>\$ 7,000</b>
<b>Qualified</b>	<b>\$14,000</b>

### HUD Area Median Income Limits 80% AMI (Los Angeles)

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$44,400	\$50,750	\$57,100	\$63,450	\$68,550	\$73,600	\$78,700	\$83,750

If the rental unit is currently occupied by two or more tenants, each tenant shall be paid a pro-rata share. In accordance with LAMC §151.09G.2, the landlord shall pay relocation assistance amount owed to the tenant, either directly or via an escrow account in the tenant's name, within fifteen (15) days of service of a written notice of termination of tenancy.

### Additional Notifications

- 1) An administrative fee of \$75 is due and payable to the City of Los Angeles—LAHD when submitting this declaration.
- 2) You must file a Declaration of Occupancy form with LAHD within 3 months of the tenant's vacating the unit, and within 30 days preceding the 1st and 2nd anniversaries of the tenant's vacating the unit.
- 3) You must file a Notice of Intention to Re-Rent before renting or leasing the rental unit.
- 4) If you act in bad faith in recovering possession of a rental unit, you shall be liable to any tenant who was displaced from the property for three times the amount of actual damages, exemplary damages, equitable relief, and attorney fees. The City may institute a civil proceeding for equitable relief and exemplary damages for displacement of tenants.
- 5) If you fail to file a statement or notice as required, you must pay a fine in the amount of \$250 per day for each day the notice is delinquent. (LAMC §151.30.1.2).

**Any person who willfully or knowingly with the intent to deceive makes a false statement or representation, or knowingly fails to disclose a material fact in this form shall be guilty of a misdemeanor (LAMC §151.10 B.). This document of and by itself does not satisfy Notice to Quit requirements per California law.**

### DECLARATION OF LANDLORD

I hereby declare that I am evicting the tenant(s) at the rental property identified on this form for occupancy by myself or the listed related person in accordance with the requirements of Los Angeles Municipal Code (LAMC) §151.09 A.8.(a) and that I may be held responsible for providing monetary relocation assistance to the tenant(s) being evicted in accordance with LAMC §151.09 G.

I understand that the rent for any subsequent tenant(s) is not decontrolled and therefore must be established at the rental amount indicated above plus any increases or decreases allowed by the Rent Stabilization Ordinance in accordance with LAMC §151.06 C.

Furthermore, if said unit is returned to the rental market, I recognize it is my responsibility to file a re-rental Declaration with the Los Angeles Housing Department (LAHD) within ten (10) days of re-rental, in accordance with LAMC §151.09 I., and that my failure to notify LAHD of the re-rental of my rental units may result in late and delinquent registration fees being added to the regular registration fee.

<u>LANDLORD SIGNATURE</u>	<u>LANDLORD PRINTED NAME</u>	<u>DATE</u>
<u>LANDLORD MAILING STREET ADDRESS</u>	<u>LANDLORD CITY, STATE, ZIP CODE</u>	<u>LANDLORD PHONE</u>
<u>LANDLORD'S AGENT'S SIGNATURE</u>	<u>AGENT'S PRINTED NAME</u>	<u>DATE</u>
<u>AGENT COMPANY &amp; STREET ADDRESS</u>	<u>AGENT CITY, STATE, ZIP CODE</u>	<u>AGENT PHONE</u>