



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



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

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 RESIDENT MANAGER

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 Resident Manager Moving into the Rental Unit:			Manager Estimated Move-in Date:	
Current Address of Manager Moving into the Unit:	<u>Street Address</u>	<u>Unit No.</u>	<u>City</u>	<u>State</u> <u>ZIP Code</u>

<p>Does this property have an existing resident manager? <i>State law requires that all properties with 16 or more rental units and all hotels with 12 or more units have an onsite caretaker [CA Code of Regulations, Title 25, §42].</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If there is an existing resident manager, is this the person being evicted? <i>Where a building has an existing resident manager, the landlord may only evict the existing resident manager in order to replace him/her with a new manager [LAMC §151.09 A.8.b.].</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>If the person being evicted is a resident manager, was that person <u>both</u> (a) required to live at the property as a condition of employment and (b) receiving compensation in the form of a free rental unit plus additional income? <i>If Yes, that manager is considered an Employee-Manager. In the absence of a written agreement creating a right of tenancy, an Employee-Manager may be an employee at will and may not be subject to the protection of the RSO [RAC Regulations §921.02].</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Is the resident manager moving into the unit any of the following: the landlord, the landlord's spouse, grandchildren, children, parents, or grandparents?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Is any current tenant in this rental unit terminally ill (as certified by a treating physician licensed to practice in the State of California)?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Will the resident manager move in within three months of the tenant's vacating the unit?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Is the tenant of the subject unit the most recent tenant to occupy a unit in this property?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Is there a vacant and comparable unit at this property? <i>A landlord may not recover possession of a rental unit for use and occupancy by a resident manager when an alternative vacant unit is available for occupancy by a resident manager [LAMC §151.09 A.8.b.].</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Will the resident manager moving into the unit reside there for a minimum of two years? <i>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).</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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.</p>	

Relocation Assistance Requirements

Is any current tenant in this rental unit 62 years of age or older? Yes No

Is any current tenant in this rental unit disabled or handicapped? *Disabled, as defined in Title 42 U.S.C. §423, or handicapped, as defined in CA Health & Safety Code §50072.* Yes 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)? Yes 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

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 a resident manager in accordance with the requirements of Los Angeles Municipal Code (LAMC) §151.09 A.8.(b) 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 of the current tenant plus any increases or decreases allowed by the Rent Stabilization Ordinance in accordance with LAMC §151.06 C. and RAC Regulation 920.00.

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 & STREET ADDRESS</u>	<u>AGENT CITY, STATE, ZIP CODE</u>	<u>AGENT PHONE</u>