LAHD
LOS ANGELES HOUSING DEPARTMENT

UPDATED 10.01.2026

CITY OF LOS ANGELES
RENTER PROTECTIONS NOTICE

This notice is provided in compliance with Ordinance No.187737, that requires landlords of residential properties to provide a summary of renters' rights for tenancies that commenced or were renewed on or after January 27, 2023. This notice must also be posted in an accessible common area of the property. For more information, visit **housing.lacity.gov** or call **(866) 557-7368 (RENT)**.

RENTER PROTECTIONS APPLY TO ALL RESIDENTIAL RENTAL UNITS IN THE CITY OF LOS ANGELES

AT-FAULT EVICTIONS

- All renters in the City of Los Angeles have eviction protections, meaning landlords must provide a legal reason for eviction. This includes tenants in Rent Stabilization Ordinance (RSO) units, as well as those covered under the Just Cause Ordinance (JCO). Under the JCO, tenants in rental units not subject to the RSO gain these protections at the end of their first lease, or 6 months after the lease begins, whichever comes first.
- Allowable eviction reasons for cause include: nonpayment of rent; violation of a lease/rental agreement; causing or permitting a nuisance; using the unit for an illegal purpose such as drugs & gangs; failure to renew a similar lease; denial of access into the rental unit; being an unapproved subtenant at the end of the tenancy; and failure to comply with an approved Tenant Habitability Plan [THP] (applies only to RSO units).

NO-FAULT EVICTIONS

- No-fault eviction reasons include: for occupancy by the owner, family member or a resident manager; compliance with a government order; demolition or permanent removal from the rental housing market; or to convert the property to affordable housing.
- Landlords are required to submit a Declaration of Intent to Evict to LAHD for all no-fault evictions for all rental units, submit required fees, and pay the tenant relocation assistance.

RELOCATION ASSISTANCE

- Relocation Assistance is required for tenant no-fault evictions for all residential units.
- Relocation Assistance for tenants who rent a Single Family Dwelling (SFD) is one month's rent if the landlord is a natural person who owns no more than 4 residential units and a SFD on a separate lot.
- A landlord can deduct a tenant's unpaid rental debt from the relocation assistance payment.
- Low-income tenants displaced due to demolition for new construction may be entitled to higher relocation amounts.

Relocation Assistance from July 1, 2026 through June 30, 2027

Tenant Type	Tenants with Less than 3 Years	Tenants with 3 or More Years	Income Below 80% Median Income (Regardless of Length of Tenancy)	Mom & Pop Amount (Only for Landlord, Family, Resident Manager Occupancy)	Single Family Dwelling Owned by Natural Persons
Eligible Tenant	$11,000	$14,400	$14,400	$10,550	One Month's Rent
Qualified Tenant	$23,150	$27,400	$27,400	$21,250	

RENT INCREASES UNDER THE RSO

- RSO rent increases were prohibited from March 2020 to January 2024. No banking or retroactive rent increases are allowed.
- RSO rent increases are permitted once every 12 months.
- Allowable RSO rent increases:

Effective Date	% Allowed
7/1/2026 - 6/30/2027	3%
7/1/2025 – 6/30/2026	3%
7/1/2024 – 6/30/2025	4%

- Effective February 2, 2026, the RSO annual rent increase must not include any additional percentage increase for utilities.
- Landlords must provide an advance 30-day written notice for all rent increases of 10% or less and 90 days if more than 10%.

To find out if your unit is subject to the RSO or JCO, visit zimas.lacity.org. Enter your address, click the Housing tab, and the RSO & JCO status will be indicated for the property.

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RENT INCREASES UNDER THE STATE LAW

Some non-RSO rental units are subject to State law AB1482, which applies to properties built more than 15 years ago (before 2011).

- Effective August 1, 2026 to July 31, 2027, the maximum allowable increase is 8.7%.
- Effective August 1, 2025 to July 31, 2026, the maximum allowable increase is 8%.

TENANT ANTI-HARASSMENT ORDINANCE

Protects all residential tenants from harassment by landlords. Harassment occurs when a landlord creates an unbearable situation to the point that the tenant does not feel comfortable or safe remaining in the unit. For more information or to file a complaint, visit housing.lacity.gov/residents/tenant-anti-harassment/

CITY OF LOS ANGELES EVICTION DEFENSE PROGRAM

If you're at risk of being evicted, there is help available. If you receive LA Superior Court Documents (SUMMONS & COMPLAINT – UNLAWFUL DETAINER [UD]) **you must respond to the Court within 10 days. Contact stayhousedla.org or call 888-694-0040.**

TENANT'S RIGHT TO COUNSEL PROGRAM (RTC)

Under the RTC, qualifying tenants may receive free legal representation in eviction and administrative proceedings. This new law also requires landlords of rental units located in the City of Los Angeles to:

- Provide a Notice of Right to Counsel at the beginning of a tenancy in the tenant's primary language.
- Attach a Notice of Right to Counsel to a copy of any eviction notice served on the tenant.
- Attach a Notice of Right to Counsel to any notice of termination of a rental housing subsidy (e.g., Section 8).
- Attach a Notice of Right to Counsel to any Section 8 administrative proceeding correspondence that may result in termination of the tenant's rental housing subsidy.
- Post the Notice of Right to Counsel in a conspicuous common area of the residential building where the tenant resides.

To learn more about RTC, visit housing.lacity.gov/RTC/.

NOTICE TO TERMINATE TENANCY (EVICTION FILING)

- Effective January 27, 2023, any written notice terminating a tenancy must be filed with LAHD within three (3) business days of service on the tenant per Los Angeles Municipal Code 151.09.C.9 & 165.05.B.5. All eviction notices can be filed at housing.lacity.gov/eviction-notices.
- A tenant can raise a affirmative defense in an eviction for failure to provide a copy of the eviction notice to LAHD.
- To look up records for a property, visit lahd.service-now.com/plu

EVICTIONS FOR NON-PAYMENT OF RENT

Effective March 27, 2023, landlords may not evict a tenant who falls behind on rent unless the tenant owes an amount higher than the Fair Market Rent (FMR). The FMR 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 FMR for a 1-bedroom unit.

ECONOMIC THRESHOLD FAIR MARKET RENT PER BEDROOM SIZE

Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
$2,151	$2,402	$2,964	$3,760	$4,208

Effective October 1, 2026 to September 30, 2027

This is a summary of the Renter Protections of the City of Los Angeles. Please visit our website at housing.lacity.gov for the most up to date information and complete details of the Renter Protections.

Need Help, call LAHD (866) 557-RENT [7368]
Monday-Friday 9:00 am - 4:00 pm
File a complaint online at housing.lacity.gov/File-a-Complaint
Have a question? Ask LAHD @ housing.lacity.gov/ask-housing