



LAHD - Landlord Declarations
 P.O. 17100
 Los Angeles, CA 90057
 LAHD Hotline (866) 557-7368
 housing.lacity.org



FOR DEPARTMENT USE ONLY

NOTICE TO LANDLORD: The filing of this form satisfies the legal requirements of LAMC §151.09 C.7 and may only be filed if this eviction action is based upon documented information provided by a law enforcement or prosecutorial agency. Pursuant to California Code of Civil Procedure §1161(4), a landlord may serve a Notice to Quit for nuisance activity. DO NOT SERVE THIS DECLARATION ON THE TENANT.

APN: _____ - _____ - _____ C.D.: _____ CASE#: _____

DECLARATION OF INTENT TO EVICT FOR ALLEGED GANG-RELATED CRIME, VIOLENT CRIME, UNLAWFUL WEAPON OR AMMUNITION CRIME, THREAT OF VIOLENT CRIME, ILLEGAL DRUG ACTIVITY OR DRUG-RELATED NUISANCE

STREET ADDRESS UNIT NO. CITY ZIP CODE

Rental Unit Address:

Name of Tenant(s) being Evicted:

Current Monthly Rent:

Date of Last Rent Increase: _____ / _____ / _____

Name of Person Providing Information upon which the Eviction Is Based:

Law Enforcement or Prosecution Agency of Person Providing Information:

- City Attorney LAPD
 Other Law Enforcement

Is a copy of all documentation provided from the enforcement agency, including any letter directing you to evict the tenant(s) named in this declaration, attached?

- Yes
 No

Is this rental unit currently registered with the City under Rent Stabilization?

No landlord shall demand or accept rent for a rental unit without first serving a copy of a valid registration or annual registration renewal statement on the tenant of that rental unit [LAMC §151.05 A.]. In any action by a landlord to recover possession of a rental unit the tenant may raise as an affirmative defense the failure of the landlord to comply with §151.05 A. [LAMC §151.09 F.].

- Yes
 No

Are any Code Enforcement fees currently delinquent?

A tenant may withhold the payment of any rent otherwise lawfully due and owing if any Code Enforcement fees are delinquent. Once the fees have been paid, the tenant becomes obligated to pay the current rent and any back rent withheld [LAMC §161.903.3.1.]. The tenant may assert as an affirmative defense to any unlawful detainer action that the landlord has failed to pay required fees pursuant to this article [LAMC §161.903.3.2.].

- Yes
 No

DECLARATION OF LANDLORD

I hereby declare that I am evicting the tenant(s) at the rental property identified on this form because of alleged **gang-related crime, violent crime, unlawful weapon or ammunition crime, threat of violent crime, illegal drug activity, or drug-related nuisance.**

I understand that the initial rent for any subsequent tenant(s) is decontrolled, in accordance with LAMC §151.06 C., provided I have served the tenant with a notice terminating tenancy prior to the City Attorney commencing a court action against the tenant pursuant to LAMC §47.50.

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