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# RENT STABILIZATION NOTICE

Landlords who rent properties subject to the Los Angeles Rent Stabilization Ordinance (RSO) must post a notice providing information about the Rent Stabilization Ordinance, as well as contact information for the Los Angeles Housing Department (LAHD). The notice must be given in the form of the attached LAHD form and be posted in a conspicuous location in the lobby of the property, near a mailbox used by residents of the property, or in or near a public entrance to the property. The notice must be written in English and Spanish and in any other languages required by the Department.

The LAHD will inspect properties and notify property owners who fail to post the required notice. Landlords have seven (7) days to comply by posting the required notice. If the landlord fails to comply, a fine of \$250 per day may be charged after the seventh day that the landlord has failed to post the required notice.

The amendment to the Rent Stabilization Ordinance requiring the posting of a notice on RSO properties was adopted by Ordinance No. 180769, effective August 16, 2009. For additional information, please contact the LAHD's Customer Service Hotline at **866-557-7368**.

#### THIS INFORMATION IS OFFERED FREE OF CHARGE TO THE GENERAL PUBLIC.

While this publication is designed to provide accurate and current information about the law, readers should consult an attorney or other expert for advice in particular cases, and should also read the relevant statutes and court decisions when relying on cited material. Laws and guidelines are frequently amended. The LAHD recommends that you verify information in the event that new changes are not yet reflected in this publication. The LAHD does not assume and hereby disclaims any liability to any party for any loss, damage, or disruption caused by errors or omissions, whether such errors or omissions result from negligence, accident, or any other cause.

AUXILIARY AIDS AND SERVICES: "As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities."

# NOTICE

## THIS PROPERTY IS SUBJECT TO THE RENT STABILIZATION ORDINANCE

**TENANTS: You are hereby notified that this building is subject to the Los Angeles Rent Stabilization Ordinance (RSO), LAMC Chapter XV.**

The RSO regulates rent increases:

- Landlords may only collect rents of units registered with the *Los Angeles Housing Department (LAHD)*.
- Generally, a landlord may not raise the rent in excess of the annual allowable rent increase unless otherwise permitted by LAHD of the Los Angeles Municipal Code (LAMC).
- A reduction in services may also constitute an unlawful rent increase.

The RSO limits the reasons for which a tenant may be evicted:

- The landlord may be required to pay relocation assistance for certain evictions.
- Foreclosure or sale of a property is not an allowable reason of eviction.

All rental properties in the City of Los Angeles must meet the minimum habitability requirements set forth in the Building Code and the California Health and Safety Code.

For further information, or to file a complaint, please contact LAHD's Hotline at (866) 557-7368 or log on to: <http://lahd.lacity.org>.

# AVISO

## ESTA PROPIEDAD ESTÁ SUJETA A LA ORDENANZA DE ESTABILIZACIÓN DE ALQUILER

**INQUILINOS: Están notificados que esta propiedad está sujeta a la Ordenanza de la Estabilización de Alquiler (RSO) de la Ciudad de Los Angeles, Capítulo XV del Código Municipal (LAMC, siglas en Inglés).**

El RSO regula los aumentos de renta:

- El dueño solamente puede recibir pagos de renta si su unidad está registrada con el *Departamento de Vivienda (LAHD, siglas en inglés)*.
- Por lo general, no se le permite al dueño aumentar la renta más del porcentaje anual, a menos que sea permitido por LAHD o por el Código Municipal (LAMC)
- Una reducción en los servicios también podría constituir un aumento de renta ilegal.

El RSO pone límites en las razones para desalojar a los inquilinos:

- El dueño podría ser requerido pagar asistencia monetaria de reubicación en ciertos desalojos.
- La ejecución hipotecaria, el remate, o la venta de una propiedad no son razones legales para desalojar a inquilinos.

Todas las propiedades de alquiler en la Ciudad de Los Angeles tienen que cumplir con los requisitos mínimos de habitabilidad indicados por el Código de Edificios y el Código de Salud y Seguridad de California.

Para obtener más información o presentar una queja, comuníquese con LAHD llamando al (866) 557-7368 o por internet a <http://lahd.lacity.org>.

### OWNERS

OWNERS ARE REQUIRED TO POST THIS NOTICE IN A CONSPICUOUS LOCATION LIKE THE LOBBY OR NEAR A MAILBOX USED BY ALL PROPERTY RESIDENTS, OR IN, OR NEAR A PUBLIC ENTRANCE TO THE PROPERTY.

### PROPIETARIOS

LOS PROPIETARIOS DEBEN PUBLICAR ESTE AVISO EN UN LUGAR VISIBLE COMO EL VESTÍBULO O CERCA DE LOS BUZONES DE TODOS LOS RESIDENTES, O DENTRO O CERCA DE LA ENTRADA PÚBLICA DE LA PROPIEDAD.