



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



For LAHD Use

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 or you may seek legal advice.

DECLARATION OF INTENT TO EVICT FOR RESIDENT MANAGER

Rental Unit Address *(Please include street address, unit #, city, and zip code):*

Current Tenant Name(s):

Tenant's Move-In Date:

Current Monthly Rent:

Date of Last Rent Increase:

**Name of Residential Manager
 Moving into the Rental Unit:**

**Manager Estimated
 Move in Date:**

Current Address of Manager Moving into Unit *(Please include street address, unit #, city, and zip code):*

Does this property have an existing resident manager?

State 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]

YES NO

Is there a vacant and available unit at this property?

A landlord may not recover possession of a rental unit for use and occupancy by a residential manager when an alternative vacant unit is available for occupancy by a resident manager [LAMC 151.30 C-D].

YES NO

If there is an existing resident manager, is this person being evicted?

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 [RAC 921.02]

YES NO
 Not applicable

If the person being evicted is a resident manager, was that person both (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?

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 920.02]

YES NO
 Not applicable

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 valid registration or annual registration renewal statement on the tenant of that rental unit [LAMC 151.05.A] If 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 [LAMC161.903.3.1]. 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

Is this rental unit currently subject to the Rent Escrow Account Program (REAP) or has it subject to REAP within the past year?

Until a unit is removed from REAP and for one year thereafter, the landlord shall have the burden of proving that any action to recover possession, other than one based on nonpayment of rent, is not brought for the purpose of retaliation [LAMC 162.09 A.3-4]

YES NO

RELOCATION ASSISTANCE REQUIREMENTS

[LAMC 151.09.G] Please see attachment for amounts

Is any 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?	<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 (as determined for federal income tax purposes?)	<input type="checkbox"/> YES <input type="checkbox"/> NO

DECLARATION OF LANDLORD

I hereby declare that I am evicting the tenant(s) at the rental property identified on this form for occupancy for myself or the listed related person in accordance with the requirements of the Los Angeles Municipal Code 151.09.A.8.(a) and that am 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. 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 and Community Investment Department within ten (10) days of re-rental, in accordance with LAMC 151.09.I. and that my failure to notify HCIDLA of the re-rental of my rental units may result in late and delinquent registration fees being added to the regular registration fees.

LANDLORD'S SIGNATURE	LANDLORD'S PRINTED NAME	DATE
LANDLORD'S MAILING STREET ADDRESS	LANDLORD'S CITY, STATE, ZIP CODE	LANDLORD'S PHONE
AGENT'S SIGNATURE	AGENT'S PRINTED NAME	DATE
AGENT'S COMPANY AND STREET ADDRESS	AGENT'S CITY, STATE, ZIP CODE	AGENT'S PHONE

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.