



# RENT STABILIZATION NEWS

For Tenants | July 2021

This West Hollywood Rent Stabilization newsletter contains useful information and tips for tenants and landlords. If there is any section of this newsletter that you do not understand, please call Rent Stabilization at (323) 848-6450.

Este boletín de noticias del Control de Rentas de West Hollywood contiene información y consejos útiles para inquilinos y propietarios. Si hay alguna sección de este boletín que usted no entiende, por favor llame al Departamento de Control de Rentas al (323) 848-6450. Pida hablar con un intérprete en español.

В данном бюллетене содержится полезная информация и советы владельцам домов и жильцам по вопросам жилья и рент-контроля. Если вам нужен перевод на русский, пожалуйста, позвоните нам по телефону (323) 848-6450.

## TENANTS, KNOW YOUR RIGHTS!

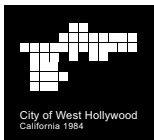
### Requirements for Buy-Out Agreements

Property owners must provide information about relocation fees and other tenant rights when offering a cash payment in exchange for a tenant moving out of their rent stabilized apartment.

Remember: you are not required to sign a buyout.

For more information visit: [weho.org/rent](http://weho.org/rent) or contact us by email at: [RSH@weho.org](mailto:RSH@weho.org)

City of West Hollywood  
Rent Stabilization & Housing



[weho.org/rent](http://weho.org/rent)



A City of  
West Hollywood  
Rent Stabilization  
Educational Series

## 2021 FREE WORKSHOPS

KNOW YOUR RIGHTS AND  
RESPONSIBILITIES!

### TENANT BASICS

October 5, 2021 | 7PM

Gain a basic understanding of the RSO and tenant rights and responsibilities.

### TENANT ADVANCED

October 12, 2021 | 7PM

Increase your knowledge of tenant protections and resources available.

### WORKSHOPS WILL BE ONLINE.

Visit the City Calendar at [www.weho.org](http://www.weho.org) for details on how to log in to the workshops.

Register at: [rvinalon@weho.org](mailto:rvinalon@weho.org)

## Smoke-Free Housing Ordinance

On April 19, 2021 the City of West Hollywood City Council adopted a smoke-free multifamily housing ordinance. Effective July 15, 2021, smoking tobacco in common areas and in new units or new tenancies of multi-family dwellings including on private balconies or patios of multi-family dwellings is prohibited.

Effective January 1, 2023, smoking tobacco inside all existing multifamily dwelling units including on private balconies and patios of existing multifamily dwellings is prohibited. Violations of this ordinance cannot be grounds for eviction.

For questions, comments, or to report a possible violation regarding the information or regulations, please contact the Code Compliance Division. Call (323) 848-6516 or email [code@weho.org](mailto:code@weho.org).

## Third Party Checks

State law requires landlords to accept rent payments made by a third party as long as a non-tenancy disclosure is signed.

There are agencies who can help pay rent for tenants who qualify. [weho.org/socialservices](http://weho.org/socialservices) or call (323) 848-6510

### RELOCATION FEES AS OF JULY 1, 2021

Unit Type	Amount
0 Bedroom	\$7,911
1 Bedroom	\$11,171
2 Bedrooms	\$15,048
3 or More Bedrooms	\$19,858
Qualified Tenant (62 or older, disabled, dependent minor child, terminally ill or moderate income)	\$20,943
Lower Income Tenant	\$26,372

Relocation fees for permanently displacing a tenant are adjusted annually based on the May Consumer Price Index.

A tenant still in possession of his or her unit on July 1 is entitled to the higher relocation fee even if the move-out notice was served prior.

## Updates to the local and State **RESIDENTIAL EVICTION MORATORIUM** Related to COVID-19

Effective Through September 30, 2021 unless extended. No landlord shall endeavor to evict a tenant if the tenant has demonstrated they have been financially impacted by COVID-19.

The City amended its moratorium in February after the state extended its moratorium through June 30, 2021.

On June 28, 2021, Governor Newsom signed Assembly Bill 832 (AB 832), which extends the protections for non-payment of rent due to COVID-19 related reasons from June 30, 2021 to September 30, 2021 and expands the State Rental Relief Program.

Additionally, the County of Los Angeles' eviction moratorium, which applies to West Hollywood tenants, states that tenants may not be evicted for any of the following additional reasons during the moratorium period:

- No-fault reasons, including but not limited to, substantial remodels or demolition of property, except where

a landlord who owns a single-family home intends to move into the home for their or their family member's use as their principal place of residence with exceptions for tenants who have been financially impacted by COVID-19 or if the displaced tenant is a senior, disabled, or low-income unless the landlord or family member is similarly situated.

- Nuisance or unauthorized occupants or pets whose presence is necessitated by or related to the COVID-19 emergency.
- Denial of entry, except for remedying a condition that substantially endangers or impairs safety, or if the tenant is causing or threatening to cause substantial damage to the rental unit.

### **What a Residential Tenant Financially Impacted by COVID-19 Can Do**

Notify landlord of inability to pay by providing a Declaration of COVID-19 Financial Distress within 15 days after rent is due.

### **Paying Rent Delayed**

A tenant must pay any rent delayed during the moratorium period by September 30, 2021. The landlord may not charge a late fee or interest on the rent that is delayed during the moratorium period. A landlord may not initiate a small claims action to recover such delayed rent until November 1, 2021.

### **Protection from Eviction**

A landlord shall not serve a notice, prosecute an unlawful action, or otherwise seek to evict a tenant for the stated reasons during the moratorium period. Under AB 832, no tenant can be evicted as a result of rent owed due to a COVID-19 related hardship accrued between March 4, 2020 and August 31, 2020 if, upon notice from the landlord, the tenant provides a declaration of hardship according to the legislation's timelines. For a COVID-19-related hardship that accrues between September 1, 2020 and September 30, 2021, tenants who receive a notice from their landlords must also pay at least 25 percent of the rent due before September 30, 2021, to avoid eviction.

### **REPAYMENT ASSISTANCE: CA COVID-19 Tenant Relief Act**

Under the expanded Program, a landlord is eligible for 100 percent of unpaid rental debt of eligible households accumulated after April 1, 2020. The expanded program will also include financial assistance for prospective rent payments for eligible households. To receive payment, the landlord must give up the right to evict an eligible tenant based on COVID-19 rental debt. Furthermore, landlords and tenants who previously participated in the Program may still be eligible to recover any remaining unpaid rent covered by the Program expansion. Information regarding the program and links to applications for landlords and tenants may be found at:

[housingisje.com](https://housingisje.com) or [housing.ca.gov](https://housing.ca.gov).

## **REBATES for Annual Rent Stabilization Ordinance (RSO) Registration Fees**

- The 3-year window for rebates now available begins September 2018 and ends August 2021. The filing deadline is August 31, 2022.
- RSO Annual program fee pass-through \$6/month
- To apply for a rebate or find out more information, please contact (323) 848-6450 or [RSH@weho.org](mailto:RSH@weho.org).

## TENANT DEFENSE PROGRAM

In response to the COVID-19 pandemic, the City of West Hollywood is partnering with Bet Tzedek Legal Services and Coalition for Economic Survival (CES) to expand legal aid services in order to prevent evictions.

**The Tenant Defense Program provides preventative services and full scope representation in eviction cases.**

With early intervention, conflicts can be addressed sooner and resolved before the matter escalates into the filing of a court case.

Tenant Defense Program services include:

- Advice and Counsel
- Education
- Advocacy
- Letters to Landlords
- Representation in Court

Full scope representation is available to tenants who have unlawful detainer cases filed against them and who seek services at least three-days prior to their scheduled trial appearance. This representation would be provided through judgment, settlement or case dismissal.

Legal services are provided at no cost to individuals who live in the City of West Hollywood. Services are provided regardless of immigration status and accessible to tenants with physical disabilities and tenants who speak a language other than English.

### Bet Tzedek

To speak to a representative from Bet Tzedek Legal Services please call: (323) 549-5841

To schedule an appointment with an Eviction Defense Attorney visit: [bettzedek.org/wehousingdefense](http://bettzedek.org/wehousingdefense)

### CES

To speak to a representative from CES Please call (213) 252-4411 ext. 205

or for assistance email: [HelpingWeHoRenters@gmail.com](mailto:HelpingWeHoRenters@gmail.com)

CES also hosts a virtual Tenant's Rights Clinic every Saturday at 10am, send an email to request the registration link.

## COMMUNITY NEWS

### SOCIAL SERVICES DIVISION

JVS WeHoWorks offers job seekers the choice of programs, intensive career and job search services, workshops and/or self-service options that include access to computers, phones and current job listings—all at no cost to eligible applicants.

#### JVS WeHo Works



#### WE ARE OPEN!

With the economy re-opening, now is a great time to find a job. WeHo is known for its high end hotels and restaurants many of which are hiring. Don't miss this window of opportunity to jumpstart your career. The center is open for appointments. Come by and see us with an appointment!

CALL (310)993-5221 OR  
EMAIL [ASACHER@JVS-SOCAL.ORG](mailto:ASACHER@JVS-SOCAL.ORG)



Did you know, the City shares helpful resources to support you on its **WeHoCares Facebook page?**

Even without a social media account, it's easy to see the latest posts. Go to [weho.org/aging](http://weho.org/aging)



The City of West Hollywood's Aging in Place/Aging in Community (AIP/AIC) initiative was designed to support healthy aging for all members of the West Hollywood community. Please visit [www.weho.org/aging](http://www.weho.org/aging) to find information about available local, state and national resources.

Visit the **Helen Albert Certified Farmers' Market** at Plummer Park 1200 N. Vista St



Featuring organic and farm fresh fruits and vegetables, baked goods, fresh fish, flowers and more, the award-winning Helen Albert Certified Farmers' Market runs Mondays from 9am – 2pm rain or shine.

### RECREATIONAL SERVICES DIVISION

Save the Dates for 2021 Fall Events – Registration begins August 17

- Junk in the Trunk - Community Rummage Sale – Sept. 25
- Youth Halloween Carnival – October 23
- Movies in the Parking Lot – November 6
- Veterans Day Event – November 11

To register for these events and other recreation activities visit [weho.org/recreation](http://weho.org/recreation) and browse the Rec Reader!





# RENT STABILIZATION NEWS

For Tenants | July 2021

8300 Santa Monica Boulevard  
West Hollywood, CA 90069

City of West Hollywood facilities are currently closed to in-person services but virtual operations are up and running.

**Hours**

Mon – Fri, 8AM to 5PM

**contact**

(323) 848-6450 | RSH@weho.org



[weho.org/rent](https://weho.org/rent)

## ANNUAL GENERAL ADJUSTMENT FOR SEPTEMBER 1, 2021 - AUGUST 31, 2022 IS 3.0%

The Annual General Adjustment (AGA) for dwellings on properties with two or more units first occupied or receiving certificate of occupancy prior to July 2, 1979 is 3.0% beginning September 1, 2021.

Although the effective date for the new AGA is September 1, 2021, the AGA cannot be applied until 60 days after the local emergency is lifted. On April 6, 2020, the City Council adopted Urgency Ordinance 20-1103U prohibiting rent increases for dwelling units subject to the AGA beginning April 6, 2020, and through 60-days following the end of the state of emergency related to the COVID-19 pandemic that the City Council declared by resolution on March 16, 2020.

The AGA is 75% of the rise in the Consumer Price Index for Los Angeles-Long Beach-Anaheim all Urban Consumers from May to May rounded to the nearest one-quarter of one percent.

For May 2021 the CPI-U, which is determined by the Department of Labor's Bureau of Statistics, increased 3.893% over May 2020. 75% of the May CPI-U is 2.920%. Rounding to the nearest one-quarter of one percent results in an AGA of 3.0%

**Rent increases cannot be applied through 60 days after the expiration of the local emergency period.**

Property Owners may increase rent after the first year, and then once every 12 months after the prior increase. Tenants must be given a written 30-day notice, or written 60-day notice for Section 8 Housing Choice Voucher holders.

Again, this year the 3% AGA cannot be applied until 60 days after the expiration of the local emergency period declared on March 16, 2020.

For questions about permissible rent increases or other rent related items please contact the Rent Stabilization and Housing Information Line by calling (323) 848-6450 or emailing RSH@weho.org.

Download the City's Rent Stabilization Guide | [weho.org/rent](https://weho.org/rent)