



LANDLORD - TENANT WORKSHOP

The rights and responsibilities of landlords
and tenants in the City of West Hollywood.

3-22-2022

Important Note:

This presentation explains some of the provisions of the City of West Hollywood Rent Stabilization Ordinance and California landlord/tenant law.

It is not intended to act as a substitute for legal advice or for reading the law itself.

We strongly encourage consulting an attorney for legal questions and legal advice.

Finding an apartment

Wanting to live in West Hollywood

Street addresses at www.weho.org

Rental referral list

Rent stabilized units vs. non-rent stabilized units

Disclosure obligation in both cases

Both will be market-rate at move-in

Addresses of rent stabilized units at www.weho.org

Is this unit for you?

Location in building – proximity to laundry room, dumpster or other noise makers

Able to get satellite television

Ask about noise and any other concerns you have

Is the Apartment in West Hollywood

West Hollywood is a City in the County of Los Angeles. The County of Los Angeles has 88 cities and many unincorporated areas.

West Hollywood is a City separate from other nearby cities such as the City of Beverly Hills and the City of Los Angeles. Cities have many of their own laws and rules that govern their territory.

Both the County of Los Angeles and the City of West Hollywood are in the state of California and are subject to it's laws.

Whether or not a particular property is in the City of West Hollywood can be determined by checking our website at www.weho.org

At the start of the tenancy

Landlord collects first month's rent and a security deposit (e.g. damage deposit, cleaning deposit, key deposit, last month's rent) not to exceed a total of two months rent for an unfurnished unit. Deposit may not be increased during the tenancy.

Tenant will be asked to confirm a Re-Registration of New Tenancy form. Its purpose is to provide information to the City about the new tenancy. Once it is complete Landlords and Tenants will both receive a Notice of Rent Adjustment Following a Vacancy.

As of 2019 the Unit Re-Registration should be done online. Landlords collect information about the tenant's email and then fill out the form online in the Landlord portal.

Re-Registration

The City of West Hollywood launched its online Rent Stabilization Landlord Service Portal. This online service portal will allow landlords and their property managers to:

- Register new tenancies.
- Pay annual rent registration fees
- Link properties to a single account
- Download Rent Stabilization forms

To access the online portal click on this link <https://rshweho.hdlgov.com>.

Landlords will need to create an account.

Re-Registration

The pin number for the initial login comes in the Registration Fee bill.

It is very important that the name used for the login be exactly the way it is written on the bill.

You will need to create an account using the parcel number on the bill as well.

Landlord Online Service Portal



RENT STABILIZATION

[Home](#)[Jane Doe](#) ▾

Welcome to the City of West Hollywood's Rent Stabilization "Landlord" online service portal.

Owners of multi-unit dwellings in the City of West Hollywood may be subject to the City's Rent Stabilization Ordinance (RSO). The following properties are generally covered by the RSO:

- a) Properties with more than one dwelling unit that received their Certificate of Occupancy before July 1, 1979;
- b) Properties with only one dwelling unit on the whole parcel if the tenant(s) moved in before January 1, 1996.

Currently, this online portal, will allow landlords complete unit re-registrations, process the payment of the Annual Rent Registration Fee and download Rent Stabilization forms. If you need more information or require additional assistance, feel free to contact us at (323)848-6450 or email us at rsd@weho.org.



Re-Registration of New Tenancies
(Standard and Subsidized Units)



Pay Annual Rent Registration Fees



Link Other Existing Parcels



Download Rent Stabilization Forms

If you need assistance in creating an online account, please contact us at rsd@weho.org or call us directly at (323)848-6450.

Landlord Online Service Portal



RENT STABILIZATION

[Home](#)[Jane Doe](#) ▾

Re-Registration of New Tenancies (Standard and Subsidized Units)

You selected to re-register a new tenancy for a standard or subsidized unit.

Effective January 1, 1996, the landlord must re-register a rental unit following a vacancy within thirty (30) days after it has been re-rented. Be advised that the re-registration form requires an electronic signature from the tenant. Be advised that a landlord is ineligible to impose an annual rent increase for a rental unit that is not registered or re-registered.

Before you continue, please have the following available:

- **Tenant First and Last name**
- **Tenant Email Address**
- **Tenant Move-In date**
- **Housing services provided**

If you don't know or don't have a valid tenant email address, this re-registration will be rejected. If your tenant does not provide you with a valid email address, please contact our office at 323-848-6450 for further instructions.

To begin, please select an option from the menu bar below.



Re-Registration of New Tenancies (Standard Unit) ▾

4340-013-048 ~ 9073 NEMO ST ▾

Select a unit... ▾

Landlord Online Service Portal


 **RENT STABILIZATION** Home  Jane Doe ▾

Re-Registration of New Tenancies In a Unit

Address: 1201 N Crescent Heights Blvd, Unit 208, West Hollywood, CA 90046
APN: 5554-009-010

Tenant Information

Please provide the information for all tenants listed on the lease agreement below. The designated primary tenant contact will be required to electronically verify all information presented this application.

Primary Contact	Tenant's Information *
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="text" value="First Name"/> </div> <div style="width: 45%;"> <input type="text" value="Phone"/> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="text" value="Last Name"/> </div> <div style="width: 45%;"> <input type="text" value="Email"/> </div> </div>

+

Move-In & Unit Information

Move-in Date *

Number of Bedrooms *

Initial Rent *

Number of Parking Spaces *

(Do not include the monthly registration fee pass-through)

Online Re-Registration

Once the landlord inputs the tenant's information online the Rent Stabilization Division will then email the tenant with the information that the landlord provided in order to verify the information.

This email will come from HDL and not from the landlord's address or the City of West Hollywood. Landlords and tenants should look for the emails coming from HDL.

This online registration replaces the form in triplicate that used to be signed by the landlord and the tenant.

Rent Stabilization and Housing
City of West Hollywood

City of West Hollywood
Rent Stabilization & Housing Division
8300 Santa Monica Boulevard
West Hollywood, CA 90069
(323) 848-6450

Re-Registration of New Tenancies in a Unit

Unit Address: _____
Street Number Street Name Unit Number

Disclosure to New Tenant(s): This unit is subject to the West Hollywood Rent Stabilization Ordinance and Regulations. Copies may be obtained from the Division at the address listed at the top of this form during regular business hours. Adjustments to the rent are limited to those authorized by the Rent Stabilization & Housing Division. The annual general adjustment may be taken no earlier than 12 months after the inception of the tenancy and no earlier than 12 months since the last general adjustment in rent was taken.

New Tenant(s): _____ **Phone:** (____) _____
Please Print Name(s) Daytime

Move-in Date: _____ **Initial Rent Rate: \$** _____
mm/dd/yy (Do not include the monthly registration fee pass-through)

<p>Housing Services: <small>Check box(es) if provided</small></p> <p>Floor Coverings:</p> <p><input type="checkbox"/> Carpet <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Hardwood <input type="checkbox"/> Laminate <input type="checkbox"/> Linoleum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other _____</p> <p>Air Conditioning:</p> <p><input type="checkbox"/> Central Air <input type="checkbox"/> Window Unit (# of Units _____)</p>	<p>No. of Bedrooms: _____ <small>Quantity</small></p> <p>Window Coverings</p> <p><input type="checkbox"/> Blinds <input type="checkbox"/> Drapes <input type="checkbox"/> Shades <input type="checkbox"/> Other _____</p> <p>How Many Parking Spaces Are Provided with this Unit?</p> <p><input type="checkbox"/> Assigned Parking <input type="checkbox"/> Covered Parking <input type="checkbox"/> Security Parking <input type="checkbox"/> Other _____</p>	<p><input type="checkbox"/> Owner paid Electric <input type="checkbox"/> Owner paid Gas <input type="checkbox"/> Carbon Monoxide Detector <input type="checkbox"/> Smoke Detector</p> <p><input type="checkbox"/> In Unit Washer <input type="checkbox"/> In Unit Dryer <input type="checkbox"/> Microwave <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Refrigerator <input type="checkbox"/> Stove/Oven</p>	<p style="font-size: x-small; text-align: center;">(Office Use Only)</p>
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Signature of New Tenant(s): _____ **Date:** _____

Owner / Agent Information: (Please check one) **Check here if there is a change in address, owner or agent information.**
(If you checked the box above, a Property Information Update form must be completed.)

Name: _____ **Phone:** (____) _____
Please Print Name Daytime

Mailing Address: _____

City, State & Zip Code: _____
City State Zip Code

Declaration: The undersigned certifies that this unit does not have any health, safety, fire or building code violations which have been unabated for sixty (60) days or longer. The undersigned also certifies that the previous tenancy has not been terminated by the owner by notice pursuant to California Civil Code Sec. 1946 or has not been terminated upon a change in terms of tenancy noticed pursuant to California Civil Code Sec. 827, except a change permitted by law in the amount of rent or fees. I declare under penalty of perjury under the laws of the State of California that the foregoing and all attached pages, including documentation, are true, correct and complete.

Signature of Owner / Agent: _____ **Date:** _____
(Please check one) mm/dd/yy

Print Name: _____

+ / - _____ **Code Review** _____ (Office Use Only)

Parcel No. _____ **QC Done** _____ **Date:** _____ **Rep:** _____
Original to City Yellow Copy to Landlord Pink Copy to Tenant

November 2017



Failure to Re-Register causes overcharges

Re-Registration is required for tenancies that began on or after 1/1/96. Failure to do so means the landlord cannot collect otherwise legal rent increases.

No written request for reimbursement is required. If the tenant and landlord do not settle the matter on their own, Tenant may file for a hearing.

The Hearing Examiner can award reimbursement of overcharges covering the last three years.

Security Deposit Interest - 0.00%

Landlords are obligated to pay tenants interest annually on deposits they are holding.

Interest rate is calculated by taking the regular savings account rate paid by five local banks on July 1, averaging it, and rounding to the nearest one-quarter of one-percent.

This formula has resulted in an interest rate of 0% for deposits held since 2012.

Problems with security deposit return

Landlords are required to return security deposits within 21 days and include an itemized list of deductions.

California law allows the tenant to ask the court for two times the total deposit as punitive damages for bad faith retention of the deposit.

The limit is \$10,000 in Small Claims Court.

No Rent Increases During Local Emergency

Effective April 6 of 2020 and Until the Local Emergency is over no rent increases may be given in Rent Stabilized Properties in the City of West Hollywood.

This is different from the dates set for the Eviction Moratorium which do have expiration dates. The dates for the prohibition to raise rent are not tied to the Eviction Moratorium.

Rent Increases may be given 60 Days after the Local Emergency is Declared to be over by the City Council.

At this time we do not know when the City Council will announce that the Local Emergency is over.

Rent increases Generally -

The rent may be increased by the Annual General Adjustment (AGA) after the tenant has lived in the unit for at least 12 months, or when at least 12 months have passed since the tenant's last rent increase.

The AGA is calculated by taking 75% of the rise in Los Angeles area Consumer Price Index from May to May every year and rounding it to the nearest one-quarter of one per cent.

The resultant percentage is the AGA as of September 1, and covers all rent increases effective through August 31 of the next year.

Rent Increases are not permitted until 60 Days after the Local COVID-19 Emergency is over!

Rent increases – cont'd.

Rent increases are available on a “use it or lose it” basis. It cannot be saved for a future date.

California law requires landlords to give tenants a 30-Day written notice to increase the rent.

The City does not require landlords to report general adjustment rent increases.

The chart to the right lists every AGA since the Rent Stabilization Ordinance became law on June 27, 1985.

Currently Rent Increases are Prohibited until 60 Days after the Local Emergency is over.

AGAs 1985-2021

09/01/21.....	3.00%
09/01/20.....	0.75%
09/01/19.....	2.25%
09/01/18.....	3.00%
09/01/17.....	1.75%
09/01/16.....	1.00%
09/01/15.....	0.75%
09/01/14.....	1.25%
09/01/13.....	0.75%
09/01/12.....	1.25%
09/01/11.....	2.25%
09/01/10.....	1.25%
09/01/09.....	0.00%
09/01/08.....	2.75%
09/01/07.....	2.25%
09/01/06.....	4.00%
09/01/05.....	3.25%
09/01/04.....	2.75%
09/01/03.....	1.50%
09/01/02.....	2.25%
09/01/01.....	2.75%
09/01/00.....	2.25%
09/01/99.....	1.75%
09/01/98.....	1.25%
09/01/97.....	1.00%
09/01/96.....	1.25%
09/01/95.....	1.75%
09/01/94.....	0.75%
09/01/93.....	2.00%
09/01/92.....	2.75%
09/01/91.....	3.50%
09/01/90.....	3.75%
09/01/89.....	3.75%
09/01/88.....	3.25%
09/01/87.....	3.50%
09/01/86.....	2.50%
09/01/85.....	3.00%

Registration fee pass-through

Landlords are billed an annual Registration Fee for every unit subject to the RSO. This fee pays for the operation costs of the Rent Stabilization program.

One-half of the fee can be passed through to the unit's tenants, but not as a lump sum. The fee amount passed-through must be prorated over 12 months.

The registration fee is \$144 per year per unit. The landlord can pass-through \$72, making the prorated amount \$6 per month.

Registration Fee Rebate

Tenants who are 62 or older, or disabled, and very low income may apply to the City to get a rebate of the tenant portion of the registration fee.

\$72.00

Tenants may apply for the rebate up to 3 years after their eligibility began. Any amount more than 3 years ago has been forfeited.

Maintenance standards

Landlords must:

- Paint the interior of units every 4 years, and paint building exteriors every 7 years
- Replace carpet, window coverings, linoleum, vinyl floor tile and wall paper if provided every 7 years.
- Maintain appliances in good working order.
- Comply with applicable Building, Housing and Health Codes.

Onsite manager required for buildings with 16 or more units. Manager must post office hours and be available at least 20 hours per week.

Buildings with five or more units must have an emergency phone number posted in a conspicuous place.

Unperformed Maintenance

Tenant can file for a hearing so that the rent is reduced until the necessary maintenance is performed.

Tenant must give landlord a written request for repairs and wait 30 days, unless the landlord says the work will not be performed.

If the landlord does the work before the 30 days are up, then the tenant should not file for a hearing. If the Hearing Examiner rules for the tenant, the effective date of the decision is the next rental due date following when the application is deemed complete.

If the landlord shows the tenant prevented the maintenance from being done, the hearing examiner may not order a rent reduction, or if determining compliance with a maintenance order, may order a rent reduction restored.

Housing services

Housing services are landlord-provided services including, but not limited to, utilities, parking, storage, elevator service, laundry room, gardening, common recreational facilities, janitorial service, and any other benefits, privileges or facilities provided to tenants.

Housing services provided at move-in, or added later, must be maintained, or the tenant's rent must be reduced.

Parking, provided on or after January 1, 2004, is an inseparable part of the rented premises, and the landlord can not remove it during the tenancy unless the tenant consents to the removal in writing.

Removal of housing services

If a provided housing service was reduced or removed, the tenant can file for a hearing to get a rent reduction.

A written request asking for a restoration of the service is required. Tenant must wait 30 days after the written request to file for the hearing, unless the landlord says the service will not be restored.

The Hearing Examiner has a valuation guideline which is published in the City's "Hearings and Remedies" brochure. Tenant can present an argument for a greater amount at the hearing.

Send this form to your landlord to request maintenance, restore housing services and correct code

Tenant's Name: _____

Address: _____

Dear _____,

By this letter I am asking you to do the following items I have checked, or reduce my rent accordingly, as required under the City of West Hollywood Rent Stabilization Ordinance:

- Paint the interior of my unit because it is necessary, and I don't think it has been done within the last four years.
- Replace the following items in my unit because they are necessary, and I don't think they have been done within the last seven years.
 - Carpeting
 - Existing Wall Paper
 - Draperies or other window coverings
 - Linoleum/vinyl floor coverings
- Repair one or more of the following appliances which is not in good working order (*Please list if it is the stove, refrigerator, dishwasher, heater, air conditioner, plumbing, washer, dryer, etc.*):

- Paint the interior and/or exterior common areas (*surfaces outside my apartment that are shared with other tenants in the building*) as I think:
 - Interior has not been done for at least 4 years
 - Exterior has not been done for at least 7 years

- Replace the common area carpets and/or drapes or window coverings (*items outside my apartment that are shared with other tenants in the building*) because it is necessary, and I don't think it has been done within the last seven years:

- Restore/provide the Housing services provided to my unit and/or to the building to the way they were when my base rent was set (usually April 30, 1984 for pre-1999 tenants; move-in date for 1999+ tenants). These housing services have been reduced or withdrawn in the following ways (*please list items and location includes resident manager on properties with less than 16 units where service has been removed*):

- Provide resident manager/post schedule and emergency numbers on property with 16+ units: (*please list items*)

- Post emergency phone numbers on property with 5 or more units
- Correct code violations (see attached copy of Notice to Correct from Code Enforcement, Health Inspector, Fire Department, Building Inspector)

Please let me know promptly when you will be able to fulfill the above request(s). If you think it is not necessary, please tell me why.

Sincerely,

_____, Tenant. Date: _____

Available Assistance for Inspections

West Hollywood Code Compliance can inspect for building code violations.

Call 323-848-6516.

Los Angeles County Health Department can inspect for health code violations.

Call 213-351-7896.

Los Angeles County Eviction Moratorium

The Los Angeles County Board of Supervisors, on Tuesday, January 25, 2022, extended protections for residential tenants through December 31, 2022.

Under state law, neither Los Angeles County nor the City of West Hollywood has the authority to extend non-payment of rent protections to residential tenants from October 1, 2021 until April 1, 2022. Starting April 1, 2022, landlords will again be prohibited from evicting residential tenants for nonpayment of rent incurred on or after April 1, 2022, if due to COVID-19 financial hardship. Under the County's reinstated COVID-19 eviction moratorium, eligible tenants will be able to self-certify their financial hardship.

Speak to an Attorney!!!

The Rules of Eviction can be Complicated. The Rules of Eviction as they are related to Covid-19 City and State Laws are that much more complicated. Individuals may have many details and permutations that they need to get individualized advice for. ‘

The City does not give Legal Advice and cannot tell you what to do with respect to a court case. The City does refer constituents to attorneys to discuss issues concerning Evictions.

Tenants can be referred to Legal Aid. Especially, Bet Tzedek or CES.

For Landlords who do not have an attorney with Issues about Evictions – the Los Angeles Bar Association has an Attorney Referral Service - **213-243-1525**.

Landlords may want to ask for a landlord attorney who understands rent control law.

Relocation fees

RELOCATION FEES Effective July 1, 2021 – June 30, 2022	
Unit Type	Amount
0 Bedrooms	\$7,911
1 Bedroom	\$11,171
2 Bedrooms	\$15,048
3 or More Bedrooms	\$19,858

2021/2022 for a 1 person household		
Exemption Category	Income Limit	Amount
Qualified Tenant	\$66,251 - \$99,377	\$20,943
Lower-Income Tenant	Up to \$66,250	\$26,372

Qualified Tenant: Tenant is sixty-two years of age or older, disabled, living with one or more dependent minors, terminally ill or is moderate income.

Lower-Income Tenant: Tenant is lower income as defined by California Health and Safety Code §50079.5

Relocation fees are adjusted upwards every July 1 based on the CPI.

Relocations are, for the most part, done during non-covid times!

Short Term Rentals – Code Enforcement

In most cases renting for less than 1 year is prohibited in West Hollywood. Questions concerning this issue are addressed by West Hollywood Code Enforcement.

All apartments and other rental units (ADUs, duplexes) must be rented for a minimum initial lease term of 1 year. After that initial lease term of one year, the units can be rented month to month or whatever term. For units occupied right now, tenants can finish whatever term they have agreed to.

This applies to subtenants as well.

The City addresses violations through Code Enforcement. 323-848-6516.

Seismic Retrofit

In 2017, the City Council passed ordinances to strengthen (seismically retrofit) three types of existing buildings. These became effective as of April 1, 2018.

- Wood-Frame Buildings with Soft, Weak or Open Fronts (commonly called Soft Story Buildings)
- Non-Ductile Concrete Buildings
- Pre-Northridge Steel Frame Buildings

The City of West Hollywood has also adopted tenant habitability requirements for construction work at all occupied rental properties.

- Landlords/Applicants requesting a building permit to seismically retrofit a residential rental building must submit a Tenant Habitability Plan Checklist
- The THP Checklist is used to identify if and how tenants will be impacted by the construction
- If it is found that tenants will be affected, for example if they will lose overnight parking, then landlords must submit a full Tenant Habitability Plan that includes how the loss of service will be mitigated
 - In the case of parking, it could mean paying for parking at a private lot nearby or purchasing parking permits

A survey of properties that are subject to the ordinance is available on the City's website at:

<http://www.weho.org/seismic>.

Hoarding

Hoarding is considered a disability. A reasonable accommodation request will typically allow the tenant more time to clean-up. It is not a pass to continue the behavior.

Hoarding neighbors can present a problem for the entire building.

Landlord also may evict.

The City has a Hoarding Task Force to address the issue. Please call the West Hollywood Comprehensive Center at 323-851-8202.

Money is budgeted to help the tenant “clean-up,” with support services available to prevent a recurrence.

Code Compliance will inspect and cite tenant, when appropriate.

Bed Bugs

The landlord is responsible to get rid of a bed bug infestation. The Los Angeles County Health Dept., Bed Bug Div. is the enforcement agency. The phone number is 888-700-9995.

The landlord can hold a tenant responsible for the cost of fumigation if he or she can prove the tenant caused the problem. Because bed bugs can move between apartments by way of electrical wiring and pipes, proving the source might be difficult.

The City has allocated funds to help low-income seniors and disabled tenants properly prepare for the necessary fumigation. Tenants may contact the Plummer Park Comprehensive Center for assistance at 323-851-8202.

Housing Discrimination

It is illegal to discriminate based upon race, color, religion, sex (including pregnancy, childbirth or medical conditions related to them, as well as gender and perception of gender), sexual orientation, marital status, national origin, ancestry, familial status, source of income or disability.

It is illegal to discriminate against families with children. However, housing for senior citizens can have age requirements.

It is legal to discriminate based upon credit, inability to verify credit, annual income, rental history, past evictions, etc.

Housing Discrimination

The Housing Rights Center (HRC) is funded by the City and other municipalities in Southern California to address housing discrimination.

The HRC provides:

- Housing discrimination investigation,
- Enforcement and impact litigation,
- Outreach and public education,
- Landlord-tenant counseling.

Housing Rights Center – 800-477-5977

Special needs

Disabled tenants are entitled to ask for a Reasonable Accommodation or Reasonable Modification under Fair Housing law.

Reasonable accommodations may be necessary at all stages of the housing process, including application, during tenancy, or to prevent eviction.

A housing provider should do everything he or she can to provide the reasonable accommodation. Failure to agree to a valid request constitutes disability discrimination.

Reasonable accommodations and reasonable modifications

A reasonable accommodation is a **change in rules, policies, practices, or services by a housing provider** so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space.

A reasonable modification is a structural **change made to the existing premises occupied by a person with a disability in order to afford that person full enjoyment of the premises.**

Generally, the housing provider is responsible for costs associated with a reasonable accommodation, unless it is an undue financial and administrative burden, while the tenant, or someone acting on the tenant's behalf, is responsible for costs associated with a reasonable modification.

Disability Discrimination

Disability Rights California is funded by the City and other municipalities in Southern California to address housing discrimination.

Their mission in advancement of the rights of Californians with disabilities:

- Advocate,
- Educate,
- Investigate,
- Litigate.

Disability Rights California – 800-776-5746

Home Secure

West Hollywood Home Secure provides free safety and security devices to limited income senior and disabled tenants. They will seek permission from the landlord before doing the work.

Examples include:

- Removable access ramps,
- Fall prevention shower devices,
- Bathroom grab bars,
- Deadbolts,
- Peepholes.

Contact: Jewish Family Services at 323-851-8202

Tenant Relief Act

Tenants and Landlords are eligible to apply for 100% of rent that was unpaid starting April 1, 2020.

Tenants can apply on their own even if the landlord does not apply.

In a collection action against a tenant a court may offset any amount a landlord was eligible to get from a rental assistance program

Tenants and landlords are encouraged to apply to Housing is Key to receive up to 100% of past due rent money from the state.

For those tenants who have applied and not yet received money from the State, that may be a defense in an eviction action.

For those landlords who have not applied for money from the state, that may mean that the money not applied for will be judged not to be owed to you.

Repayment Plans - apply through 3/31/22

Housing is Key

Assistance from the State will pay 100% of rent not paid for eligible tenants for 18 months and possibly utilities as well.

Get 100% of your rent and utilities paid.

The CA COVID-19 Rent Relief program is an official State of California sponsored program.

Apply Now: HousingIsKey.com or call 833-430-2122

Apply before eviction protections end on September 30, 2021.

CA COVID-19 RENT RELIEF

The advertisement features a purple background with white and yellow text. A yellow box highlights the date '3/31/22' in the main title. The ad itself has a white background with purple and yellow accents. A purple box with a white exclamation mark icon contains the deadline information. The logo for 'CA COVID-19 RENT RELIEF' includes a house icon with a keyhole.

Other Rental Assistance for Tenants

The Alliance for Housing & Healing

(323) 656-1107

Financial assistance to persons living with HIV/AIDS to pay for rent, utilities and pharmaceuticals. Their Aging in Place Program provides supplemental rental assistance to older adults in West Hollywood who are experiencing a rent burden.

National Council of Jewish Women

(323) 852-7036

Provides non-sectarian and non-gender specific rental assistance to West Hollywood residents. Leave a message and your call will be returned.

JEWISH FREE LOAN

(323) 761-8830

www.jfla.org

Provides interest free loans.

LIMITED EMERGENCY SURVIVAL ASSISTANCE FUNDS

Seniors & People Living with Disabilities: West Hollywood Comprehensive Services Center @

(323) 851-8202

Legal Resources for Tenants

Bet Tzedek Legal Services – 323-549-5841

Website: www.bettzedek.org

Visit bettzedek.org/wehousingdefense to schedule an appointment with an Eviction Defense Attorney.

Appointments are on Mondays, Wednesdays, and Fridays.

Email directly at wehousingdefense@bettzedek.org

Coalition for Economic Survival (CES) – 213-252-4411 ext 205

Website: www.cesinaction.org

For Legal

SupportEmail: HelpingWEHORenters@gmail.com

In the email provide your name, phone number, address, relevant documents, whether your unit is rent stabilized or not, and short summary of issue.

A representative will call you.

Weekly Tenant Rights Clinics in Plummer Park are closed until further notice

Eviction Defense Network – 213-385-8112

Website: www.evictiondefensenetwork.org

Guaranteed representation for LA County tenants facing eviction as long as they come in a week before the trial.

Sliding scale fee, but no one turned away for lack of funds.

Los Angeles County Bar Association – 213-243-1525 Lawyer Referral and Information Service

Website: www.lacba.org

This referral service is a nonprofit public service that allows members of the public to find a qualified attorney and get general information about common legal issues. Accessing information and getting a referral to an attorney is free.

Santa Monica Courthouse – 310-255-1963

Website: www.lasuperiorcourt.org/locations

(search for Santa Monica Court)

1725 Main Street

Santa Monica, CA 90401

(Hours: 8:30am–10:30am & 1:30pm-3:30pm)

This court has jurisdiction over all West Hollywood unlawful detainer (UD) cases. Small Claims.

Small Claims Court Advisors – 213-974-9759

Website: <http://www.dca.lacounty.gov>

They will give you advice about the procedures for filing Small Claims cases in court, including security deposit issues.

Disability Rights California – 800-776-5746

Website: <http://www.disabilityrightsca.org>

They advance and protect rights of Californians with disabilities.

Housing Rights Center – 800-477-5977

Website: <http://www.hrc-la.org>

They support and promote fair housing through education, advocacy and litigation.

Mortgage Assistance for Landlords

- Consumer Financial Protection Bureau
 - Guide to Mortgage Relief Options
 - www.consumerfinance.gov/about-us/blog/guide-coronavirus-mortgage-relief-options/
- CARES Act
 - The Coronavirus Aid, Relief, and Economic Security (CARES) Act was passed by Congress to provide fast and direct economic assistance for American workers, families, and small businesses, and preserve jobs.
 - <https://home.treasury.gov/policy-issues/cares>
- Jewish Free Loan
 - (323) 761-8830 www.jfla.org
 - Provides interest free loans.

Legal Resources for Landlords

Los Angeles County Bar Association – 213-243-1525

Lawyer Referral and Information Service

Website: www.lacba.org

This referral service is a nonprofit public service that allows members of the public to find a qualified attorney and get general information about common legal issues. Accessing information and getting a referral to an attorney is free.

Apartment Association of Greater Los Angeles

Website: www.aagla.org

MAIN OFFICE

621 So. Westmoreland Ave.

Los Angeles, CA 90005

(213) 384-4131 / (213) 382-3970 (FAX)

Provides assistance to landlords who are members. Offers counseling, educational programs and other valuable information, such as leases and notices tailor made for all local rent control jurisdictions. Membership fee is based on the number of units on the property.

Department of Real Estate

To access templates of the 15-day notice or declaration of COVID-19 financial distress, please visit: landlordtenant.dre.ca.gov

Santa Monica Courthouse – 310-255-1963

Website: www.lasuperiorcourt.org/locations

(search for Santa Monica Court)

1725 Main Street

Santa Monica, CA 90401

(Hours: 8:30am–10:30am & 1:30pm-3:30pm)

This court has jurisdiction over all West Hollywood unlawful detainer (UD) cases

Small Claims Court Advisors – 213-974-9759

Website: <http://www.dca.lacounty.gov/>

They will give you advice about the procedures for filing Small Claims cases in court, including security deposit issues.

Disability Rights California – 800-776-5746

Website: <http://www.disabilityrightsca.org>

They advance and protect rights of Californians with disabilities.

Housing Rights Center – 800-477-5977

Website: <http://www.hrc-la.org>

They support and promote fair housing through education, advocacy and litigation.

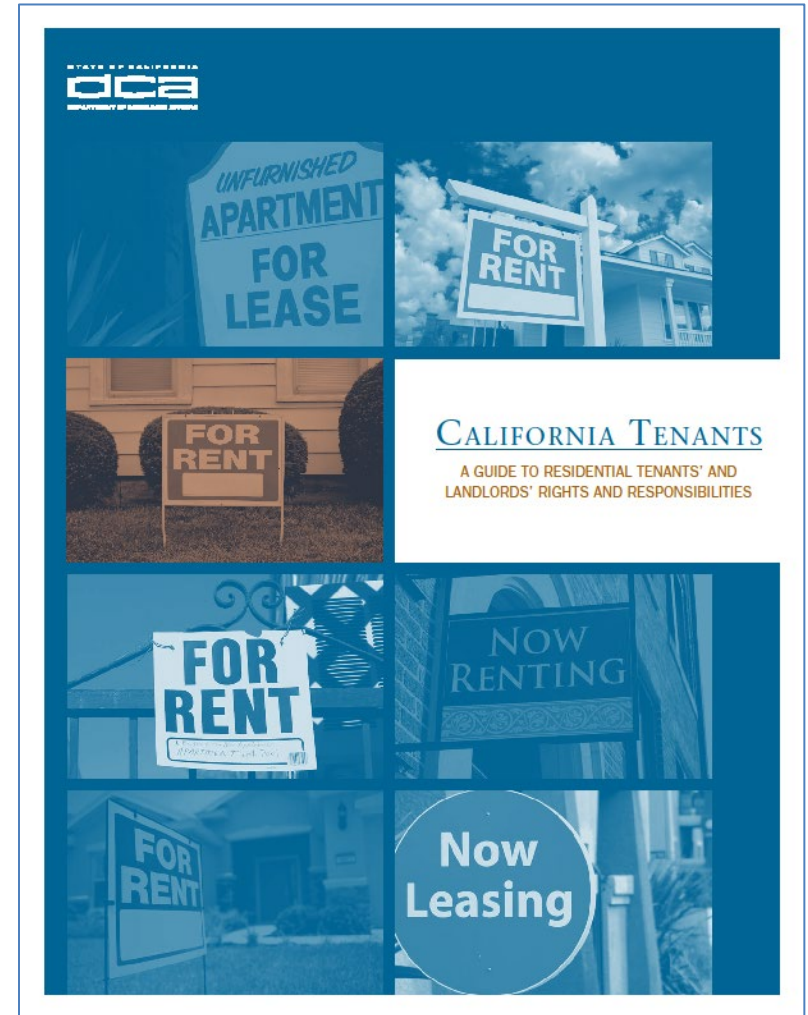
Other Resources

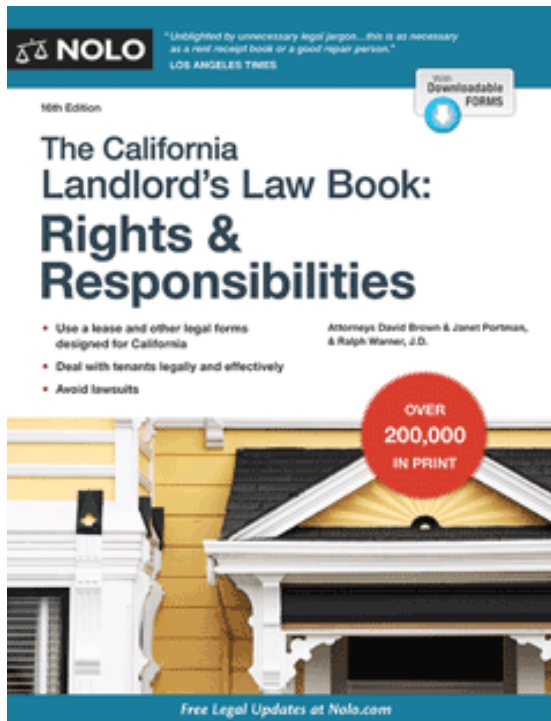
AQMD (Asbestos, etc.) Website: http://www.aqmd.gov	(800) 288-7664 (909) 396-2327	Fire Department Non-Emergency Website: https://www.firelacounty.gov	(323) 262-2111
Beverly Hills Water Website http://www.bhsaves.org	(310) 285-2467	Housing Rights Center Website: http://www.housingrightscenter.org	(800) 477-5977
City Building & Safety Dept. Website: http://www.weho.org	(323) 848-6320	LA Department of Water and Power Website: http://www.myladwp.com	(800) 342-5397
City Code Compliance Website: http://www.weho.org	(323) 848-6516	Prevention Bureau (Smoke Detectors) Website: http://www.lacofd.org	(310) 358-2380
Environmental Health (LA County) Website: http://lapublichealth.org/eh/	(213) 351-7896	Sheriff's Department Website: http://www.lasd.org/lasdservices.html	(310) 855-8850
		Vector Control (mosquitoes, rodents) Website: http://www.lawestvector.org	(310) 915-7370

California Tenants

The State Department of Consumer Affairs publishes “California Tenants,” an excellent resource for State landlord/tenant law.

Pages from it are mentioned as part of the discussion of certain topics in this presentation. Be sure to read those pages before taking any action.





The California Landlord's Law Book: Rights & Responsibilities

2020, 18th Edition

Since 1985, *The California Landlord's Law Book* has been the reliable legal guide for California landlords, with everything property owners and managers need to know about: leases and rental agreements, liability and discrimination legal responsibilities regarding repairs, deposits, tenant privacy, and more. Includes all the legal forms you need, tailored to meet California law.

Contact Us:

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3-22-2022

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