

REQUIREMENTS IN EVICTIONS FOR OCCUPANCY BY THE OWNER, FAMILY MEMBER OR RESIDENT MANAGER



- 620.00 REQUIREMENTS IN EVICTIONS FOR OCCUPANCY BY THE OWNER, FAMILY MEMBER OR RESIDENT MANAGER
- 621.00 ELIGIBILITY
 - 621.01 A landlord may evict a tenant from a rent stabilized unit in a subject property in accordance with LAMC Section 151.09.A.8 for occupancy by an eligible owner, eligible family member or resident manager.
 - 621.02 In an eviction for occupancy by an eligible owner, the eligible owner is a natural person who either holds legal title to the property with at least a 25% interest in the property, or is a beneficiary of a trust that holds legal title to the property and at least has a 25% interest in the trust. (LAMC 151.30.A).
 - 621.03 In an eviction for occupancy by an eligible family member, the eligible family member must be related to an owner of the property who is a natural person who either holds legal title to the property with at least a 50% interest in the property, or is a beneficiary of a trust that holds legal title to the property and at least has a 50% interest in the trust. (LAMC 151.30.A).
 - 621.04 An owner can evict a tenant for occupancy by a resident manager if the owner is a natural person who either holds legal title to the property or is a beneficiary of a trust that holds legal title to the property. There are no percentage interest requirements in an eviction for resident manager occupancy. (LAMC 151.30.A).
 - 621.05 A member of an LLC, or the shareholder of a corporation which holds title to the property, does not constitute an eligible owner. (LAMC 151.30.A).
 - 621.06 An eligible family member is a parent, child, grandparent or grandchild of an eligible owner in accordance with regulation 621.03. (LAMC 151.09.A.8.b)
 - 621.07 A landlord may only evict a tenant pursuant to LAMC Section 151.09.A.8 for occupancy by an eligible owner or eligible family member only one time for that person in the subject property. (LAMC 151.30.A)



6640 VAN NUYS BLVD.
VAN NUYS, CA 91405

3550 WILSHIRE BLVD.
15TH FLOOR
LOS ANGELES, CA 90010

2215 N. BROADWAY AVE.
LOS ANGELES, CA 90031

8475 S. VERMONT AVE.
2ND FLOOR
LOS ANGELES, CA 90044

690 KNOX ST., SUITE 125
LOS ANGELES, CA 90502

1645 CORINTH AVE.
SUITE 104
LOS ANGELES, CA 90025



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622.00 GOOD FAITH REQUIREMENT

622.01 In an eviction for occupancy by an owner, family member or resident manager, the landlord must act in good faith in accordance with the requirements set forth in Regulation 610.00 et seq.

622.02 Evictions for occupancy by an owner, family member or resident manager have additional specific good faith requirements, as set forth in regulation 614.00 and below.

622.03 Failure by the owner, family member or resident manager to occupy the unit within three month of the vacation of the unit by the prior tenant may be evidence of bad faith. (LAMC Section 151.30.B)

622.04 Failure by the owner, family member, or resident manager to occupy the unit for a period of two consecutive years may be evidence of bad faith. (LAMC Section 151.30.B)

622.05 Occupancy for two consecutive years by different resident managers shall not constitute evidence of bad faith. (LAMC Section 151.30.B)

622.06 If a landlord acts in bad faith in evicting a tenant for occupancy by the owner, family member or resident manager, the landlord shall be liable to the tenant for three times the amount of actual damages, exemplary damages, equitable relief and attorney's fees. The City may also institute a civil proceeding for equitable relief and exemplary damages for displacement of the tenants. (LAMC Section 151.30.I)

623.00 COMPARABLE RENTAL UNIT REQUIREMENT

623.01 A landlord may not evict a tenant for occupancy by an owner, family member or resident manager if there is a comparable unit in the subject property that is vacant and available, unless the landlord is evicting a resident manager for replacement by another resident manager. (LAMC Section 151.30.C)

623.02 A comparable unit is a unit with the equivalent number of bedrooms as the unit from which the landlord seeks to evict a tenant pursuant to LAMC Section 151.09.A.8. (LAMC Section 151.30.D.2)

624.00 TENANTS INELIGIBLE FOR EVICTION FOR OCCUPANCY BY THE OWNER, FAMILY MEMBER OR RESIDENT MANAGER

624.01 A landlord may not evict a tenant for occupancy by the owner, family member or resident manager if the tenant is not the most recent tenant to occupy a unit in the subject property except as follows:

The eligible owner or family member who will occupy the subject unit has a medical condition, as certified by a treating physician licensed to practice in the State of

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California, which necessitates occupancy of the subject unit instead of the unit of the most recent tenant in the subject property. (LAMC Section 151.30.D.2)

624.02 A landlord may not evict a tenant for occupancy by the owner, family member or resident manager if the tenant is 62 years or older, or disabled, and has resided in the subject unit for at least ten consecutive years. (LAMC Section 151.30.D.1)

624.03 A landlord may not evict a tenant for occupancy by the owner, family member or resident manager if the tenant is terminally ill, as certified by a treating physician licensed to practice in the State of California. (LAMC Section 151.30.D.1)

625.00 RELOCATION ASSISTANCE REQUIREMENTS

625.01 A landlord who evicts a tenant for occupancy by the owner, family member or resident manager must provide relocation assistance in accordance with LAMC Section 151.09.G, except when the landlord is eligible to provide reduced relocation assistance in accordance with regulation 625.02.

625.02 A landlord may provide reduced relocation assistance, in accordance with LAMC Section 151.30.E, in an eviction for occupancy by the owner or family member if the following apply:

- a. the landlord has not paid reduced relocation assistance pursuant to this Section in the last three years; and
- b. the subject property contains four or fewer rental units; and
- c. the landlord owns, in the City of Los Angeles, no more than four units of residential property, and a single family home on a separate lot.

626.00 POST-EVICTION FILING REQUIREMENTS

626.01 The landlord shall file a Declaration for Occupancy, on the form prescribed by the Los Angeles Housing Department (LAHD), within three months of the tenant's vacation of the subject unit verifying occupancy of the subject unit by the owner, family member or resident manager or explaining why the rental unit is not occupied by that person. (LAMC Section 151.30.F)

626.02 The landlord shall file a Declaration for Occupancy, on the form prescribed by LAHD, within 30 days preceding the first and second anniversary of the tenant's vacation of the subject unit verifying occupancy of the subject unit by the owner, family member or resident manager, or explaining why the rental unit is not still occupied by that person. (LAMC Section 151.30.F)

626.03 Failure to comply with regulations 626.01-626.02 shall subject the landlord to a penalty of \$250 for each day that the landlord is delinquent in filing the Declaration of Occupancy. (LAMC Section 151.30.I.2)

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- 627.00 RE-RENTAL OF THE SUBJECT UNIT
- 627.01 If the landlord seeks to re-rent a unit from which the landlord had evicted a tenant for occupancy by an owner, family member or resident manager, the landlord must file a Notice of Intention to Re-Rent Withdrawn Accommodations with LAHD, on the form prescribed by LAHD, prior to the re-rental of the unit. (LAMC Section 151.30.H)
- 627.02 The rent for the next tenant to occupy the rental unit shall be equivalent of the rent of the last tenant that occupied the rental unit plus any automatic annual adjustments permitted under the Rent Stabilization Ordinance pursuant to LAMC Section 151.06.D. (LAMC Section 151.06.C.4)
- 627.03 A landlord who evicted a tenant for occupancy by an owner, family member or resident manager pursuant to LAMC Section 151.09.A.8 shall offer to renew the tenancy to the evicted tenant by depositing the offer in the mail, by registered or certified mail with postage prepaid to the address furnished by the tenant if the following apply:
- a. the landlord seeks to re-rent the subject unit within two years after the tenant vacated the rental unit; and
 - b. the tenant notified the landlord within 30 days of vacation of the unit of his or her interest to consider an offer to renew the tenancy, and provided the landlord with an address to which the landlord shall mail the offer. (LAMC Section 151.30.G)
- 627.04 The displaced tenant(s) shall have 30 days from the landlord's deposit of the offer in the mail to accept the offer by personal delivery or by deposit of the acceptance in the mail by registered or certified mail with postage prepaid. (LAMC Section 151.30.G)