



Eric Garcetti, Mayor
Rushmore D. Cervantes,
General Manager

NOT VALID WITHOUT HCIDLA RECEIPT STAMP

Landlord Declarations Section
1200 W 7th Street, 1St Floor, Los Angeles, CA 90017
rent hotline 866.557.7368
hcidla.lacity.org

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.**

DECLARATION OF INTENT TO EVICT FOR RESIDENT MANAGER

| | | | | | |
|--|-----------------------|------------------------------------|--|-----------------|-----------------|
| Rental Unit Address: | <u>Street Address</u> | <u>Unit No.</u> | <u>City</u> | <u>ZIP Code</u> | |
| Current Tenant Name(s): | | | | | |
| Current Monthly Rent: | | Date of Last Rent Increase: | | | |
| Name of Resident Manager Moving into the Rental Unit: | | | Manager Estimated Move-in Date: | | |
| Current Address of Manager Moving into the Unit: | <u>Street Address</u> | <u>Unit No.</u> | <u>City</u> | <u>State</u> | <u>ZIP Code</u> |

| | |
|--|---|
| Does this property have an existing resident manager? <i>State law 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].</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is there a vacant and available unit at this property? <i>A landlord may not recover possession of a rental unit for use and occupancy by a resident manager when an alternative vacant unit is available for occupancy by a resident manager [LAMC §151.30.C-D].</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If there is an existing resident manager, is this the person being evicted? <i>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]</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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? <i>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].</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable |

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|---|--|
| Is this rental unit currently registered with the City under Rent Stabilization? <i>No landlord shall demand or accept rent for a rental unit without first serving a copy of a valid registration or annual registration renewal statement on the tenant of that rental unit [LAMC §151.05 A.]. In 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.].</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Are any Code Enforcement fees currently delinquent? <i>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 [LAMC §161.903.3.1]. The tenant may assert as an affirmative defense to any unlawful detainer action that the landlord has failed to pay required fees [LAMC §161.903.3.2].</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is this rental unit currently subject to the Rent Escrow Account Program (REAP) or has it been subject to REAP within the past year? <i>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 purposes of retaliation [LAMC §162.09 A.3.-4.].</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Relocation Assistance Requirements

Is any current tenant in this rental unit 62 years of age or older? Yes No

Is any current tenant in this rental unit disabled or handicapped?
Disabled, as defined in Title 42 U.S.C. §423, or handicapped, as defined in CA Health and Safety Code §50072. Yes No

Is any current tenant in this rental unit residing with one or more minor children who are legally dependent on that tenant (as determined for federal income tax purposes)? Yes No

If the answer to any of the three previous questions is **YES**, the tenant is a Qualified Tenant and the tenant household is entitled to relocation assistance in accordance with the level set forth for Qualified Tenants in Los Angeles Municipal Code (LAMC) §151.09 G. If no current tenant meets any of the above listed requirements, the tenant household is entitled to relocation assistance at the level set forth for all other eligible tenants in LAMC §151.09 G.

THE FOLLOWING RELOCATION ASSISTANCE REQUIREMENTS SHALL APPLY (effective 7/1/18 to 6/30/19:

| Type of Tenant | Less than 3 years | 3 years or more | Low Income |
|----------------|-------------------|-----------------|------------|
| Eligible | \$ 8,200 | \$ 10,750 | \$ 10,750 |
| Qualified | \$17,300 | \$ 20,450 | \$ 20,450 |

Will increase every July 1st

2018 HUD Low Income Limits (Los Angeles)

| 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------|----------|----------|----------|----------|----------|----------|-----------|
| \$54,250 | \$69,000 | \$69,750 | \$77,500 | \$83,700 | \$89,900 | \$96,100 | \$102,300 |

If the rental unit is currently occupied by two or more tenants, each tenant shall be paid a pro-rata share. In accordance with LAMC §151.09G.2, the landlord shall pay relocation assistance amount owed to the tenant, either directly or via an escrow account in the tenant's name, within fifteen (15) days of service of a written notice of termination.

DECLARATION OF LANDLORD

I hereby declare that I am evicting the tenant(s) at the rental property identified on this form for occupancy by a resident manager in accordance with the requirements of Los Angeles Municipal Code (LAMC) §151.09 A.8.(b) and that I may be 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 of the current tenant 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 (HCIDLA) 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 fee.

| | | |
|---|---|-------------------------|
| <u>LANDLORD'S SIGNATURE</u> | <u>LANDLORD'S PRINTED NAME</u> | <u>DATE</u> |
| | | |
| <u>LANDLORD'S MAILING STREET ADDRESS</u> | <u>LANDLORD'S CITY, STATE, ZIP CODE</u> | <u>LANDLORD'S PHONE</u> |
| | | |
| <u>LANDLORD'S AGENT'S SIGNATURE</u> | <u>AGENT'S PRINTED NAME</u> | <u>DATE</u> |
| | | |
| <u>AGENT'S COMPANY AND STREET ADDRESS</u> | <u>AGENT'S CITY, STATE, ZIP CODE</u> | <u>AGENT'S PHONE</u> |
| | | |

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.