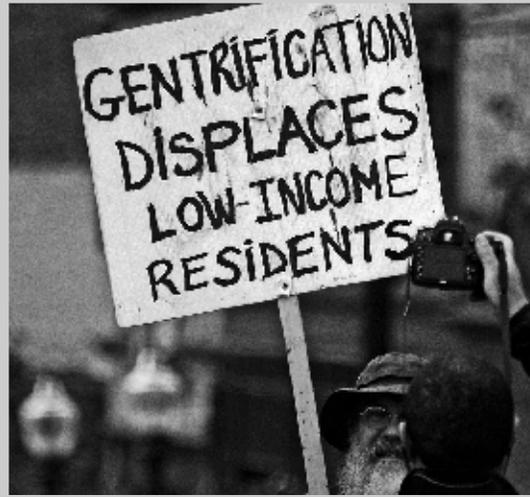


## Rent Stabilization Ordinance

The purpose of the Rent Stabilization Ordinance is to protect tenants from excessive rent increases, while also allowing landlords a reasonable return on their investments.



For more info visit  
Chapter XV of the  
**Los Angeles**  
**Municipal Code**



A lot of people around the Downtown LA area are going through rent increases due to gentrification and it is affecting lower income families. We want the Los Angeles Housing + Community Investment Department to get more apartment buildings under the Rent Control Stabilization Ordinance to help families live in a better financial environment.

\*How to find out if you live under a rent control property:

Go to the Rent Stabilization office at 111 N. Hope Street, 1st Floor between 8:00 a.m. and 4:00 p.m, Monday through Friday. Ask for a CERTIFIED copy of the Declaration of Registration.

# Investing in Our Home

Downtown LA



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## What is rent control?

Rent control is a rent regulation that limits the changes that can be made in the price of renting a house or other real property (apartments)

## Benefits

- ▶ The landlord is only allowed to raise rent a certain percent per year
- ▶ Landlord has to give you a 30-day notice of the intended rent increase
- ▶ Landlord can only evict the tenant for the causes listed in the statute

## Gentrification

Gentrification is the process of renewing or building modern structures accompanying the influx of middle-class or affluent people into deteriorating areas that often displaces poorer residents.

Los Angeles  
Santa Monica

Rent Control  
Communities around  
Southern California

Beverly Hills  
West Hollywood

## Who gets rent control?

- ▶ Property built after November, 1978
- ▶ Apartment units where a government agency owns/operates the property or it is exempt from rent control by state or federal

## Some reasons the landlord can evict under LA Rent Stabilization Ordinance

- ▶ Nonpayment of rent
- ▶ Tenant violated a covenant (rule or requirement) of the rental agreement
- ▶ Tenant is creating or allowing a nuisance – something that is harmful to the health or safety of others.
- ▶ Tenant using the unit for an illegal purpose

## How is it affecting our community?

Gentrification has both positive and negative effects. On the positive side it makes our community have a modern style look that catches viewers attention. However it has a negative impact to our low income families that live around it. Their rent can possibly increase as well as displacing them from their homes if they can not afford it.