

TENANTS RIGHTS:
A TENANT'S GUIDE TO
LIVING IN DOWNTOWN
RESIDENTIAL HOTELS

Tenant vs. Guest

Tenant:

One who pays rent to live in someone else's property

Guest:

A transient who rents a room at a hotel

Tenancy:

A tenant's right to occupy property

Guests

- ⇒ No rights to property
- ⇒ Can be kicked out of hotel—no right to court/eviction process
- ⇒ No right to relocation money
 - *for non-fault evictions for rent control tenants*
 - *for redevelopment properties*

Tenants Rights
State Law

Establishing Tenancy

- ⇒ 30 Days or more
- ⇒ Illegal to make residential hotel tenants move before 30 days if sole purpose is to avoid creating a tenancy

Rights

- ⇒ Can only be evicted if the landlord goes through the proper procedures [unlawful detainer process—written notice, lawsuit, court decision]
- ⇒ Cannot be illegally locked out
- ⇒ Right to decent & healthy conditions

Eviction Process

Must get written notice

- ⇒ Los Angeles Rent Stabilization Ordinance [LARSO] must state reason

Served with “unlawful detainer” [eviction]

- ⇒ Must answer within 5 days

Trial

- ⇒ If you win you pay rent and stay
- ⇒ If you lose you are locked out by the sheriff

What To Do If You Are
Threatened With An Illegal
Lockout

Go to the police

- ⇒ Show any id with address
- ⇒ Show receipts
- ⇒ If officer is of no help call the watch commander 213-485-3294

Call LA CAN 213-228-0024

Tenants Rights

Los Angeles Rent Stabilization [LARSO]

Establish Tenancy

- ⇒ In **hotel** 60 or more days
- Rights**
 - ⇒ Can only be evicted for cause [12 reasons]
 - ⇒ Rent can only be raised set percentage each year (3%)
 - ⇒ Terms of tenancy can't be changed
 - ⇒ Relocation if no fault eviction (eg. Govt agency orders building shut down)

Why Understanding Your Rights
as Tenants In Residential Hotels
Is Important

The large hotels in Central City East [skid row] are in the middle of a redevelopment area. Many developers, and politicians, would like to see more loft apartments for middle class people, and less housing for low-income people in this area.

Are residents in large downtown
hotels guests or tenants?

- ⇒ If you have been there for 30 days or longer you are a tenant, regardless of room changes
- ⇒ Keep all of your rent receipts! They are your most important form of proving your tenancy.

Habitability

[Bad Conditions]

You are entitled to live in a safe environment. If there are unhealthy, unsafe conditions in your unit call:

- ⇒ Building & Safety/ 888-524-2845
- ⇒ Health Department/ 213-351-7892

For More Information Contact:
LA CAN [213] 228-0024

Legal Aid Foundation of L.A.
[213] 640-3881

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