

**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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## Habitability

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