



Visit CulverCity.org/Rent for more details about:

- **Local Rent Control**
- **Local Tenant Protections**
- **Relocation Assistance**


To contact the Culver City Housing and Human Services Department:

Para ponerse en contacto con el Departamento de Vivienda y Servicios Humanos de Culver City:

 9770 Culver Boulevard, Culver City, CA 90232

 CulverCity.org/Rent

 Rent.Control@CulverCity.org

 (310) 253-5790

Culver CITY

The Latest on L.A. County's Tenant Protections

Los Angeles County's COVID-19 Tenant Protections Resolution (formerly known as the "Los Angeles County Eviction Moratorium") went into effect on March 4, 2020. The resolution protects tenants from harassment, retaliation and eviction for failure to pay rent and more. Certain protections will expire while others have been extended through March 31, 2023, unless further extended or repealed by the Los Angeles County Board of Supervisors.

How Do L.A. County Tenant Protections Affect Culver City Residents?

Culver City residential tenants and mobile home space renters, as well as other cities and unincorporated areas within the County, may have certain protections under the L.A. County COVID-19 Tenant Protections Resolution. Residential tenants and mobile home space renters with household incomes at or below 80% of the Area Median Income are protected for nonpayment of rent due to COVID-19 financial hardship between July 1, 2022 and March 31, 2023. In addition, the tenant or renter must have experienced a substantial loss of at least 10% monthly household income and/or have increased unreimbursed monthly household costs of more than 7.5%. Tenants and renters can call **800-593-8222** to consult the County on their rights and to see if they qualify for free legal assistance. For more information about the County Resolution, visit DCBA.LACounty.gov/NoEvictions.



What Protections Are Extended Through Culver City?

The City of Culver City's permanent Tenant Protections Ordinance remains in place. The Tenant Protections Ordinance limits evictions, requires that landlords provide specific notices prior to eviction and requires landlords to provide relocation assistance to tenants in certain "no fault" eviction cases.

What Relocation Assistance Can a Tenant Receive When Being Evicted?

Tenants who are evicted for allowable "no fault" grounds may receive a relocation assistance payment valued at three times the greater of current rent in effect or market, plus \$1,000. Past due rent may be deducted by the landlord, with the exception of back rent accrued during the City's Residential Tenant Eviction Moratorium period and amounts to cover extraordinary wear and tear. Landlords that own 3 units or less within or outside of Culver City will only pay 50% of the relocation assistance amount due for evictions related to the move-in of the landlord or the landlord's relative. Exemptions from relocation assistance payment apply.

What Should I Do If I Receive a Notice of Termination of Tenancy?

If you believe that your termination of tenancy violates the City's tenant eviction protections, please contact the Culver City Housing and Human Services Department by emailing Rent.Control@CulverCity.org or calling (310) 253-5790.

For more information on eviction protections and relocation assistance, visit CulverCity.org/Rent.



When Can a Landlord Evict a Tenant?

Evictions must be based on "for cause" or "no fault" grounds.

"For cause" includes:

- Failure to pay rent
- Breach of rental agreement
- Failure to provide reasonable access to unit
- Tenant's use of unit to create a nuisance or for an illegal purpose
- Tenant was the resident manager who has been terminated

"No fault" includes the landlord's need to recover a unit in order to:

- Demolish
- Remove from rental market
- Comply with an affordable housing deed or regulatory restriction
- Comply with government or other orders requiring vacancy
- Move-in landlord or landlord's relative, provided the landlord or relative occupies the unit as their primary residence for at least 3 years; this does not apply to:
 - » Long-term tenants who are at least 62-years-old or disabled
 - » Terminally ill tenants
 - » Low-income tenants
 - » Tenants with school-aged children are protected during the school year

Eviction protections do not apply within the first 12 months of tenancy or to units that lack their own bathroom or kitchen facility.