

Housing is a human right! We won't stop organizing until we win the fight!

Todos tenemos el derecho a un techo, y la lucha no termina hasta que sea un hecho!

AB 3088: Covid-19 Tenant Relief Act



Tenants cannot be evicted without just-cause and non-payment of rent.

- Protected Time Period:
 - March 1, 2020-August 31,2020
- Transition Time Period:
 - September 1, 2020-January 31,2021



Landlord must give a 15-day Notice with amounts owed each month. Notice advising tenants of their right to sign the declaration, and a blank Declaration of COVID-19 Related Financial Distress for Tenant to sign.



Tenants cannot be evicted for nonpayment of rent if:



Tenant has submitted a declaration of COVID-19 related financial distress under penalty of perjury each month.

Tenant must pay 25% of owed rent from September- January by January 31, 2021

If you sign a declaration and pay your 25% for the transition time period your rental debt becomes consumer debt and cannot be the basis for eviction.

Los Angeles County Eviction Moratorium

Prohibits evictions for:

- Nonpayment of rent due to COVID-19 related financial hardship through September 30, 2020;
- No-fault reasons;
- COVID-19 related violations due to unauthorized occupants or pets; or
- Nuisance

If you have any other questions please email us at contact.lbre@gmail.com

AB 1482: Tenant Protection Act of 2019

- Rent can only be increased 5% +CPI or 10% whichever is lower once a year.

At- Fault Just Cause Eviction:

- Landlord must have a reason to evict the tenant.
- For Example: Breach of lease, non-payment of rent, or illegal activity.

No-Fault Just Cause Evictions:

- Sub Rehab, owner move in, removal of unit from market, or government order Sub Rehab: Substantial remodeling in electrical, plumbing, or tearing down of walls
- Relocation for no-fault eviction must equal one months rent and must be given 15 days after move out or forgive the last months rent

Sub- Rehab in Long Beach requires landlords to attach permits, letter stating why a tenant cannot remain in unit for 30 days. (LB MC 8.99)

Types of Notices:

- 60-Day Notice to quit under AB1482
 - Must have a reason on why you must move
- 60-Day Notice (Rent Increase)
 - Given if rent increase is above 10%
- 30-Day Notice(Rent Increase)
 - Given if rental increase is less than 10%
- 15-Day Notice to pay or quit
 - Must include declaration for tenant to sign
 - Only related to COVID-19
- 3 Day Notice to Pay or quit
 - Must pay what is owed or move
- 3-Day Notice to Fix or quit
 - Fix breach of lease or move