

ADDITIONAL RESOURCES

L.A. County Housing Resource Center

housing.lacounty.gov

Los Angeles Homeless Service Authority (LAHSA)

(213) 683-3333

www.lahsa.org

Los Angeles County's Information Hotline (211)

2-1-1 or (800) 339-6993

L.A. County Department of Community and Senior Services (CSS)

(213) 738-2636

css.lacounty.gov

People Assisting the Homeless (PATH)

(323) 644-2200

www.epath.org

Union Station Homeless Services

(626) 240-4550

www.unionstationhs.org

Volunteers of America-Los Angeles (VOALA)

www.voala.org

Neighborhood Legal Services of Los Angeles County (NLS)

(800) 433-6251

www.nls-la.org

L.A. County Department of Consumer Affairs (DCA)

(800) 593-8222

dca.lacounty.gov

**COUNTY OF LOS ANGELES
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County of Los Angeles



Tenant Resources: Eviction for nonpayment of rent

August 2011



Purpose of This Brochure...

This booklet contains general information for tenants who lost or are about to lose their homes due to loss of income: Includes:

- Rights and Responsibilities of Tenants
- Notice of eviction for nonpayment of rent
- How to answer an eviction notice
- Notice of rent increases
- What to do if tenants fall behind in rent
- Eviction Process (Unlawful Detainers)
- How to get free legal help
- Things to do if tenants are evicted
- What tenants can do to end homelessness
- Help with food, shelter, money.

This booklet contains general information only. To obtain more information and advice, Tenants and owners should contact the County of Los Angeles Department of Consumer Affairs at:

**County of Los Angeles
Department of Consumer Affairs**
500 West Temple Street, B-96
Los Angeles, CA 90012
(800) 593-8222
www.dca.lacounty.gov

The Department of Public Social Services (DPSS)
(877) 481-1044 or (626) 569-4298
www.ladpss.org

The Homeless Assistance Program is for people who receive CalWORKs, are homeless or may become homeless, and have less than \$100. There are funds to pay the security deposit and last month's rent for permanent housing. These benefits are provided only once. Contact your social worker to apply for CalWORKs benefits.

DPSS also provides these free services to low-income residents of Los Angeles County:

- Temporary cash assistance and employment services for families and individuals
- Funding for temporary and permanent housing
- Health insurance for families with children, pregnant women and the elderly, blind or disabled
- Benefits of food for families and individuals
- Domestic services for elderly and the disabled
- Cash aid for disabled persons and assistance in obtaining federal disability benefits

WorkSource California
Toll Free: (888) 226-6300
www.worksourcecalifornia.com

WorkSource is a partnership among several local agencies in the County of Los Angeles, including the Department of Public and Social Services (DPSS GAIN), Economic Development Corporation of Los Angeles and The Department of the California Employment Development (EDD). These agencies came together to respond more effectively to the needs of employment and job training for the community of Los Angeles.

SHLAC offices are opened Monday through Thursday
Mornings: 8:30 am -12:00 pm **Afternoons:** 1:30 pm - 4:30 pm
Fridays: 8:30 am - 12:00 pm —**Friday afternoons:** CLOSED

Van Nuys Courthouse

Van Nuys Self-Help Center
6230 Sylmar Ave. Room 350, Van Nuys, CA 91401

Michael D. Antonovich Courthouse

Antelope Valley Self-Help Center
42011 4th Street West Room 3700, Lancaster, CA 93534

Compton Courthouse

Compton Self-Help Center
200 West Compton Blvd., Compton, CA 90220

Long Beach Courthouse

Long Beach Self-Help Center
415 W. Ocean Blvd. Room 505, Long Beach, CA 90802

Pomona Courthouse

Pomona Self-Help Center
400 Civic Center Plaza 7th Floor, Pomona, CA 91766

San Fernando Courthouse

San Fernando Self-Help Center
900 3rd Street, San Fernando, CA 91340

Santa Monica Courthouse

Santa Monica Self-Help Center
1725 Main St. Room 210A, Santa Monica, CA 90401

Torrance Courthouse

Torrance Self-Help Center
825 Maple Ave., Torrance, CA 90503

Inglewood Courthouse

Inglewood Self-Help Center
1 East Regent St. Room 107, Inglewood, CA 90301

NOTE: Inglewood Office opens at 9:00 am not 8:30 am.

Notices: What is a 3, 30, 60 or 90 days notice?

The landlord may give a notice requiring you to pay back rent or move out of the house. These notices are very important and require your immediate attention. The notice you receive will depend on your particular situation, but normally the landlord may give a notice to require that you:

- Pay back rent or vacate the premises (3 days)
- Comply with the terms of your lease (3 days)
- Evacuate your home (3, 30, 60 or 90 days)
- Pay more rent (30 or 60 days)
- Stop damage to property
- Do not engage in illegal activities

Eviction Process (Unlawful Detainer)

To evict for nonpayment of rent, the landlord must follow these steps:

1. Give a notice requiring you to pay back rent or move out within 3 days. If you pay the back rent within 3 days, the landlord should stop the eviction.
2. If you do not pay rent or move within 3 days, the landlord must file a lawsuit against you in Superior Court. The lawsuit is for an eviction of the property (Unlawful Detainer).
3. If you receive an unlawful detainer, you only have 5 days to respond. Immediately contact the Department of Consumer Affairs at 800-593-8222 for advice and assistance. You can also visit a Self-Help Legal Access Center nearest you for assistance. You will find the addresses of these centers later in this booklet.

Only a sheriff can evict you once the landlord wins the unlawful detainer in court. To evict you, the sheriff must put a 5-day notice on your door demanding you move. If you do not move within 5 days, the Sheriff will return and force you to vacate the premises.

It is illegal for a landlord to take other steps to force you to vacate the home, including:

- Change the locks to prevent entry to your home
- Remove the doors or windows
- Discontinue utilities - water, electricity, gas
- harass you

If the landlord changes the locks, report it to police. If the owner removed the windows, discontinued utilities or harassed you, contact the Department of Consumer Affairs for assistance and advice. The owner must not retaliate against you, raise the rent or ask you to vacate the house because you have filed a complaint against them.

Need Help With My Rent. What I can do?

Try to reach an agreement with the owner to pay the rent. Some owners are willing to help their tenants if they can demonstrate their ability to pay make the rent payments.

You can also call the Los Angeles County Department of Consumer Affairs for Mediation assistance - a free service that tries to assist you to solve your problems on a voluntary basis. Call **(213) 974-0825**, or visit them online at: www.dca.lacounty.gov.

I will be evicted in a few days. What Should I Do?

If you are about to lose your home, take immediate steps to not end up in an emergency shelter, or at least make your stay in such a place as brief as possible. Consider one or all of the support options below:

Legal Aid Foundation of Los Angeles

1550 W. 8th Street, Los Angeles, CA 90017
(800) 399-4LAW (4529)
www.lafla.org

Free legal assistance. Includes advice, recommendations, short-term service, assistance in filling out forms and legal representation depending on the details of each case.

Neighborhood Legal Services of Los Angeles County

13327 Van Nuys Boulevard, Pacoima, CA 91331
(800) 433-6251 or (818) 896-5211
www.nls-la.org

NLS provides services and free legal assistance to low-income residents of the San Fernando, Antelope, San Gabriel, Santa Clarita and Pomona Valley. NLS also serves the cities of Glendale, Pasadena and Burbank.

NLS provides legal assistance in the following areas: community development, consumer affairs, employment, family law, public benefits, health, housing, immigration and community legal education

Self Help Legal Access Centers

Provides:

- Information about court proceedings
- Court Forms
- Trained to help you identify and prepare appropriate forms for you
- Workshops on legal assistance
- They do not provide legal representation

Bet Tzedek Legal Services

145 S. Fairfax Ave, Suite 200, Los Angeles, CA 90036
Los Angeles: (323) 939-0506 In the Valley: (818) 769-0136
www.bettzedek.org

Free legal services. Includes guidance and counseling, short-term services and legal representation in court depending on the details of each case.

HIV & AIDS Legal Services Alliance, Inc. (HALSA)

3550 Wilshire Blvd, Suite 750, Los Angeles, CA 90010
(213) 637-1020
www.halsaservices.org

HALSA provides free legal services to low-income residents of Los Angeles County HIV / AIDS. Provides guidance and counseling, short-term services and legal representation in court depending on the details of each case.

Inner City Law Center—the Weingart Access Center

501 East Sixth Street, Los Angeles, CA 90013
www.innercitylaw.org

Open: Wednesday to Friday from 8:30 am to 12:00pm and from 1:00 pm - 4:30 pm

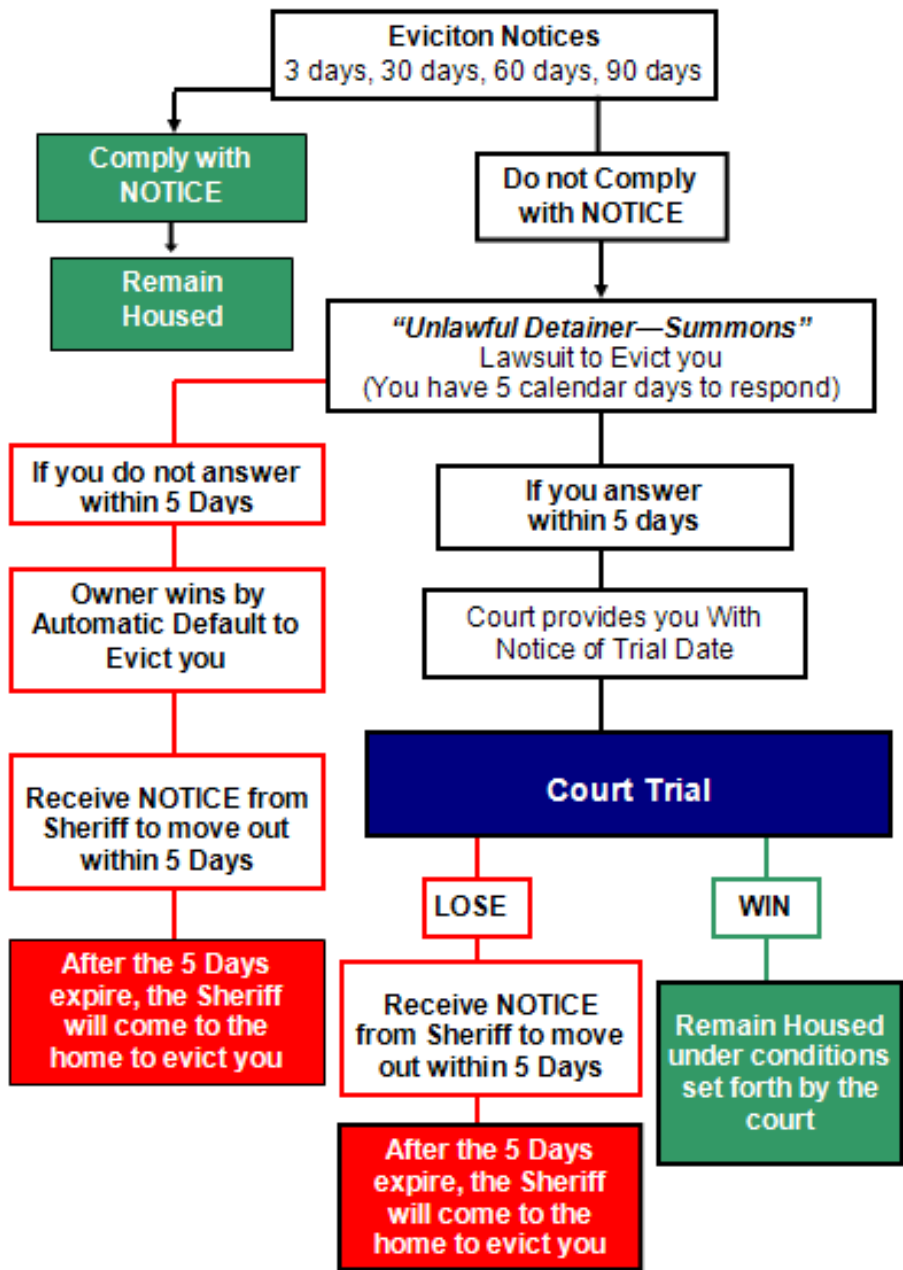
This center serves low-income families with young children, veterans, immigrants, disabled people and tenants. Services are provided based on the order presented customers.

Los Angeles Center for Law and Justice (LACLJ)

1241 Soto Street, Suite 102, Los Angeles, CA 90023
(323) 980-3500
www.laclj.org

Free legal assistance to low income people living in the Northeast and East Los Angeles. Provide counseling, short-term assistance in identifying and filling out paperwork, and legal representation depending on the details of each case.

- **Seek help immediately** (*For emergency resources, turned to page 9*) Find a program that can help you as quickly as possible. These programs may have waiting lists, require an appointment / interview or have certain service restrictions.
- **Apply for public housing or Section 8:** Call **2-1-1** for information about local public housing agency.
- **Get a PO Box:** PO Box A is the safest way to receive mail you do not have permanent housing. Visit your local Post Office for more information.
- **Keep your drivers license or valid ID card:** Contact the **Department of Motor Vehicles (DMV)** for information on how to renew your driver's license or ID card: **800-777-0133**, www.dmv.ca.gov.
- **Keep your original card Valid Social Security:** If you only have a photocopy of your Social Security card, get a new card. Many places of care and employers have strict requirements for identification. For more information, call the **Social Security Administration at 1-800-772-1213**.
- **Prepare Essential belongings for You and Your Family.** Include a cell phone charger electrical, first aid kit, prescription drugs, eyeglasses, a change of clothes for each family member, underwear and socks, toothpaste and toothbrushes, shoes, address book with phone numbers and addresses of important persons, bank account information, and keys. The space in the shelter sites is very limited. Ask an acquaintance or relative who can not store items you carry.
- **Rent a place to store your belongings** (Self-Storage Facility): There you can store your belongings in a safe affordable and long term. Once it snaps into find a permanent home you can move your belongings home. Remember to pay your rental costs on time to prevent the storage location from keeping your belongings.
- **Prepare Transportation for the Day You Need to Move:** Find someone to help you move your belongings and rent or get a suitable vehicle. Try to find someone willing to loan or provide money.
- **Keep Emergency Cash:** Have at least \$ 50 on hand to pay for unforeseen things. Some shelters require lower fees in addition to identification requirements.



Civil Code Sections 1942.5 and 1983

Volunteers of America Los Angeles (VOALA)

1. El Monte Office (626) 442-4357 -4501—
Santa Anita Ave Monte, CA 91731
2. West Covina Office (626) 918-2005— -1760 W. Cameron Ave West
Covina, CA 91790

Description: This program provides support services to homeless and high risk adults, including veterans and homeless families in the County of Los Angeles. Services include a center for homeless, specialized information and referrals to appropriate places. Also provides assessments, assistance in finding housing and employment, and physical/mental services, HIV testing, clothing, and foods.

3. San Julián Access Center (213) 624-4357—
628 San Julián, Los Angeles, CA 90014

Description: This program provides immediate service needs, including bedrooms, bathrooms, laundry, storage, medical evaluation, and telephone service and Internet. It also provides training and employment accommodation, support and referrals, and daily group therapy. There are income restrictions for some services. No geographical restrictions apply.

FOOD PANTRIES— Call LA County 2-1-1 for more resources

APLA-Needs Living Program (NOLP) - (213) 201-1600
Provides food pantry. Call to confirm hours of operation. Photo ID is required and other documents for registration or re-registration.

Union Rescue Mission (213) 347-6300-545 S San Pedro St., Los Angeles serves three meals a day every day of the year. They also provide assistance with special needs children, including infant formula, baby food, and food to take to school.

Los Angeles Mission (213) 629-1227 -303 E. 5th St., Los Angeles free service for the needy, including three meals a day, overnight shelter, laundry, bathing, shaving and temporary storage.

P.A.T.H. (People Assisting the Homeless)

340 Madison Avenue, Los Angeles, CA 90004 - (323) 644-2200

www.eopath.org

This service center for homeless provides assessment and initial income. The center also connects homeless people with different services according to their needs, manages cases, provides job referrals, provides mental health services and provides services to veterans.

San Fernando Valley Rescue Mission

13422 Saticoy St., N. Hollywood, CA 91605 - (818) 785-4476

www.erescuemission.org

(Customers must register by 4 pm to 6 pm)

The Mission provides food, shelter, clothing, referrals, counseling and rehabilitation programs. To accept a client, it is required that the client's social worker call the Mission, refer the customer there, and submit an official letter verifying that the customer is not home. The letter should also include the names of family members and birth.

Emergency Winter Shelter Sylmar

12860 Arroyo Street, Sylmar, CA 91342- (661) 259-1298

www.sylmarshelter.com

This emergency shelter opens during the winter of December 1 to March 16. Here provide food, clothing, baths, and case management during the day. Minors can not stay in the hostel. Families with children under 16 can receive passes for three days in a motel. This hostel is open daily at 6:00 pm. There is public transport in the morning and afternoon: Van Nuys: Orange Line Station, Home Depot: stop the bus on Foothill Boulevard.

Weingart Center Association (Adult Services only)

506 S. Main Street, Los Angeles, CA 90013 - (213) 488-3419

www.Weingart.com

This center offers services to adults who have recently lost their homes, they need immediate assistance, and are living in shelters or uninhabitable. Customers must have the ability to work. The center does not accept people who receive SSI or who are under medical mental health treatment. New customers must be submitted before 7:00 am.

Evictions —Eviction is a legal process your landlord uses to make you move out. To evict you, your landlord must first give you a 3, 30, 60 or 90-day notice. If you get one of these, it's important that you take action, like pay the rent, move out, or get legal help.

Unlawful Detainer —if you get a 3, 30, 60 or 90-day notice and don't take action, your landlord can file a lawsuit against you called an *Unlawful Detainer*. An Unlawful Detainer tells you that the landlord has filed an action in court to have you evicted. If you are served with an Unlawful Detainer, get a lawyer or contact a local legal aid organization right away. You only have 5 days from the date you receive an Unlawful Detainer to file a written answer with the court.

Answering the Unlawful Detainer—If you file a written answer with the court, you will be given a trial date. At the trial, you can explain your case to the judge. If you win, you won't be evicted. If you don't file an answer within 5 days, you can't appear in court. A default judgment will be entered against you. Once the default is entered, you can be evicted.

Notice to Vacate—Only a Sheriff can evict you. The Sheriff will post a 5-day eviction notice on your door. If you do not move out within 5 days, the Sheriff will return and force you to move out.

Personal belongings—if you leave any personal belongings in the rental unit, the landlord can keep them until you pay storage costs. Storage costs start the day you are evicted but do not include back rent you may owe. If you don't claim your belongings, the landlord can sell them at auction. If they are worth less than \$300, he can give them away.

Winning at Trial—if you win the Unlawful Detainer Trial and are able to stay in the property, you may still be required to pay back the amount of rent you owe. Consult with your attorney for help with understanding the court order/Judge's decision. If you do not have an attorney, you can call the **LA County Bar Association Lawyer Referral and Information Service at (213) 243-1525**. There is a \$35 fee for half hour consultation or go to www.smartlaw.org.

COALITION FOR ECONOMIC SURVIVAL (CES)

7377 Santa Monica Blvd.,
West Hollywood, CA 90046
Phone: **(213) 252-4411** (no advice on phone)
Wednesdays: 7:00 p.m.
Saturdays: 10:00 a.m.
www.cesinaction.org

Walk-in only – first come, first served. Donations are requested, but no one turned away due to lack of funds. There are no income limits. They assist with all housing problems. Provide counseling and advice and brief service only. No representation.

INQUILINOS UNIDOS

1930 Wilshire Blvd., Suite 801
Los Angeles, CA 90057
Phone: **(213) 483-7497** (no advice over the phone)
Wednesdays: 1:30-5:30 p.m.
www.inquilinosunidos.org

Walk-in only – first come, first served. Donations are requested, but no one turned away due to lack of funds. The Center provides individual and group assistance with all housing problems. There are no income limits. Provide counseling, advice, information and referrals.

EASTSIDE HOUSING RIGHTS CLINIC

1241 S. Soto Street, Suite 102
Los Angeles, CA 90023
Phone: **(323) 980-3500**
Mondays and Wednesdays: 4:00p.m. – 7:00p.m.
(Last intake 6:30 pm)
www.laclj.org/programs/housing-law

Walk-ins welcome. Free legal assistance to low income persons living in Northeast and East Los Angeles. Provide counseling, advice, brief service, help filling out papers and representation depending on the facts of the case.

211 LA County-(800) 339-6993 or 2-1-1 www.211la.org

211 is the information line at Los Angeles County. Provide information 24 hours a day. Provide information and referrals to many social service agencies in the county of Los Angeles. Maintain an updated list of shelters. Call in the morning when you need services.

Homeless Education Unit - LAUSD- (213) 765-2880

This program ensures that homeless youth have access to free public education. They also facilitate the application process for homeless families, and guarantee access to transportation services. You can call the previous school the student attended and request immunization records and verbal confirmation of acceptance.

**Los Angeles Homeless Service Authority (LAHSA)
(800) 548-6047**

www.lahsa.org
LAHSA offers services to people in the City or Los Angeles County who are homeless or are about to lose your home. People who need emergency shelter should go directly to a place where they can be collected. Shelters open at night, usually after 5:00 pm.

Passageways

1020 S. Arroyo Pkwy, # 100, Pasadena, CA 91105 - (626) 403-4888
www.unionstationhs.org/passageways.html

They offer various services to serve the needs of homeless people. Service hours are Monday through Friday from 8:00 am to 1:00 pm Services include: temporary shelter, social case management, counseling, and referrals to places that provide help with alcohol addiction and drugs.

Path Achieve Glendale

437 Fernando Court, Glendale, CA 91204 - (818) 246-7900
www.achiveglendale.org

They offer various services to people who are homeless. Families should register between 8:00 am and 2:00 pm Monday through Friday. Families will have to fill out a form before receiving service.