



Section 8 Landlord Newsletter

NOVEMBER 2018

Privacy: Conditions for Landlord to Enter Unit

Next to disputes over rent or security deposits, one of the most common and emotion-filled misunderstandings arises over the tension between a landlord's right to enter a rental unit and a tenant's right to be left alone.

The California Civil Code 1954 "Privacy: Conditions for Landlord to Enter Unit" states that a landlord may enter the dwelling unit only in the following cases:

- (a) In case of emergency.
- (b) To make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors or to inspect the unit.
- (c) When the tenant has abandoned or surrendered the premises.
- (d) Pursuant to court order.

Except in cases of emergency or when the tenant has abandoned or surrendered the premises, entry may not be made during other than normal business hours unless the tenant consents at the time of entry.

The landlord shall not abuse the right of access or use it to harass the tenant. Except in cases of emergency or when the tenant has abandoned or surrendered the premises, the landlord shall give the tenant reasonable notice in writing of his or her intent to enter and enter only during normal business hours.

The notice may be personally delivered to the tenant, left with someone of a suitable age and discretion at the premises, or, left on, near, or under the usual entry door of the premises in a manner in which a reasonable person would discover the notice.

Twenty-four hours shall be presumed to be reasonable notice in absence of evidence to the contrary. The notice may be mailed to the tenant. Mailing of the notice at least six days prior to an intended entry is presumed reasonable notice in the absence of evidence to the contrary.

If the purpose of the entry is to exhibit the dwelling unit to prospective or actual purchasers, the notice may be given orally, in person or by telephone, if the landlord or his or her agent has notified the tenant in writing within 120 days of the oral notice that the property is for sale and that the landlord or agent may contact the tenant orally for the purpose described above.

Twenty-four hours is presumed reasonable notice in the absence of evidence to the contrary. At the time of entry, the landlord or agent shall leave written evidence of the entry inside the unit.

Source: California Civil Code 1954

Contact the Homeless Incentive Program (HIP) to fill your vacancies at **213-252-1619**

The Housing Authority will be closed on:

Monday, November 12th in observance of Veterans Day
Thursday, November 22nd and Friday, November 23rd
in observance of Thanksgiving Day

Housing Authority of the City of Los Angeles

www.hacla.org

Rent Stabilization Ordinance (RSO) Workshops

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The November workshops will cover: "Systematic Code Enforcement (SCEP)." Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCID) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, November 8, 2018	10:00am (Spanish)
690 Knox St. Suite 125 Los Angeles, CA 90502	Tuesday, November 13, 2018	10:00am
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, November 14, 2018	10:00am
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, November 15, 2018	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, November 21, 2018	6:30pm
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, November 28, 2018	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, November 29, 2018	6:30pm (Spanish)

HACLA does not endorse this service

Section 8 Landlord Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord's perspective. The schedule of the upcoming seminars is listed below. All sessions are from 11am to 1:30pm:

Dates	Location
Tuesday, November 6, 2018	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Thursday, December 13, 2018	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405

The dates of the Landlord Seminars are also posted on our website at:

<http://www.hacla.org/ownerorientation>

You can reserve a seat to attend one of the seminars by email or by phone at :

owner.services@hacla.org or (213) 252-8708 press 2

When contacting the Housing Authority, please leave a contact phone number. The schedule is subject to change.

The Landlord Newsletter is available online at:
<http://www.hacla.org/formsdocuments>

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling (213) 252-8708

Comply with Fair Housing Laws. Owners can visit the Office of Fair Housing and Equal Opportunity (FHEO) website at the U.S. Department of Housing and Urban Development (HUD): www.hud.gov

Property listing service is available online at:

<http://www.hacla.org/propertylistings>. Basic property listing service is free of charge. Monitor your listings and remove any outdated listings that are unavailable. Login regularly to update or list new vacancies.

If you suspect anyone of committing fraud, you can call (800) 461-9330 or file a report online at: www.convercent.com/report. Your name will remain anonymous.