



# Section 8 Landlord Newsletter

AUGUST 2018

## S8 Agency Plan Meetings

The Section 8 Agency Plan Meetings offer an opportunity to provide the Housing Authority with input on proposed local policies and procedures for the administration of the Section 8 Program. The following are the remaining scheduled meetings:

| Date                      | Location   | Time    |
|---------------------------|--|---------|
| Monday, August 6, 2018    | Gateways Apartments: 505 S San Pedro St.,<br>Los Angeles, CA 90013   | 11:00am |
| Thursday, August 16, 2018 | Public Hearing Los Angeles Convention Ctr.<br>Meeting Room 408B<br>1201 S. Figueroa St.<br>Los Angeles, CA 90015 | 5:00pm  |

## Section 8 Landlord Orientation 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  |
|-----------------------------|---|
| Thursday, August 16, 2018   | Valley Office: 6946 Van Nuys Blvd., Ste. 100, Van<br>Nuys, CA 91405 |
| Tuesday, September 11, 2018 | 2600 Wilshire Blvd., Board Room,<br>Los Angeles, CA 90057           |

The dates of the Landlord Orientation 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](mailto:owner.services@hacla.org) or (213) 252-8708 press 2

When emailing, please leave a contact phone number. The schedule is subject to change.

## Rent Increase Requests

You can submit rent requests using the Landlord Portal by logging in at:

<https://owners.hacla.org/View/Security/Login.aspx>

Online requests for rent increases eliminate several steps that require faxing or mailing. Please click on the following link for an example of how to complete the form:

[/Portals/0/Attachments/Landlords/RENT\\_INCREASE\\_REQUEST\\_Example.pdf?ver=2018-03-29-153620-027](/Portals/0/Attachments/Landlords/RENT_INCREASE_REQUEST_Example.pdf?ver=2018-03-29-153620-027)

The Landlord Newsletter is available online at:

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

Housing Authority of the City of Los Angeles

[www.hacla.org](http://www.hacla.org)

## Legal Reasons for Eviction

There are fourteen reasons for eviction based on the Rent Stabilization Ordinance. A landlord may bring an action to recover possession of a rental unit for any reason listed below. A full list of reasons for eviction is available on the HCIDLA website at <http://HCIDLA.LACITY.org> or for additional information you can call (866) 557-7368.

A landlord may evict a tenant if the:

- ◆ Tenant failed to pay the rent to which the landlord is entitled.
- ◆ Tenant has violated a lawful obligation or covenant of the tenancy.
- ◆ Tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by the lease or by law, or for the purpose of showing the rental unit to any prospective purchaser or mortgagee.
- ◆ Person in possession of the rental unit at the end of a lease term is subtenant not approved by the landlord.
- ◆ Landlord, having complied with all applicable notices and advisements required by law seeks in good faith to recover possession so as to undertake Primary Renovation Work of the rental unit or the building housing the rental unit, in accordance with a Tenant Habitability Plan (THP) accepted by the Department.

**The landlord must file a Landlord Declaration of Intent to Evict with HCIDLA if the:**

- ◆ Tenant is committing or permitting to exist a nuisance in, or is causing damage to the rental unit when police and the City Attorney are involved.
- ◆ Tenant is using or permitting a rental unit to be used for any illegal purpose.
- ◆ Landlord seeks on good faith to recover possession of the rental unit for use and occupancy by:
  - ◇ The landlord, or the landlord's spouse, children, grandchildren, parents or grandparents provided the landlord is a natural person and not a corporation or partnership; or,
  - ◇ A resident manager, provided that no alternative vacant unit is available for occupancy by a resident manager.
- ◆ Landlord seeks in good faith to recover possession of the rental units under either of the following circumstances to:
  - ◇ Demolishing the rental unit, or
  - ◇ Removing the rental unit permanently from rental housing use.

**You must also provide a copy of the notice(s) you serve your tenant to the tenant's Advisor.**

## Rent Stabilization Ordinance (RSO) Workshops

The August RSO workshops will cover: "RSO Basics for New Landlords: All You Need to Know About the RSO" for the complete schedule and to RSVP, call the Housing + Community Investment Department (HCIDLA) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Keep your units lead free. The City of Los Angeles provides free lead hazard remediation. Call: (213) 808-8935 or (213) 808-8678 for more information.

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](http://www.hud.gov)

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