

## ADDITIONAL RESOURCES

**L.A. County Housing Resource Center**

[housing.lacounty.gov](http://housing.lacounty.gov)

**Los Angeles Homeless Service Authority (LAHSA)**

**(213) 683-3333**

[www.lahsa.org](http://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](http://css.lacounty.gov)

**People Assisting the Homeless (PATH)**

**(323) 644-2200**

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

**Union Station Homeless Services**

**(626) 240-4550**

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

**Volunteers of America-Los Angeles (VOALA)**

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

**Neighborhood Legal Services of Los Angeles County (NLS)**

**(800) 433-6251**

[www.nls-la.org](http://www.nls-la.org)

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

**(800) 593-8222**

[dca.lacounty.gov](http://dca.lacounty.gov)

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS**

Gloria Molina, First District  
Mark Ridley-Thomas, Second District  
Zev Yaroslavsky, Third District  
Don Knabe, Fourth District  
Michael D. Antonovich, Fifth District



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 Landlord (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](http://www.dca.lacounty.gov)

**The Department of Public Social Services (DPSS)**  
 (877) 481-1044 or (626) 569-4298  
[www.ladpss.org](http://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](http://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 Department of Consumer Affairs Los Angeles County 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](http://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](http://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](http://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
- 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](http://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](http://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](http://www.innercitylaw.org)

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

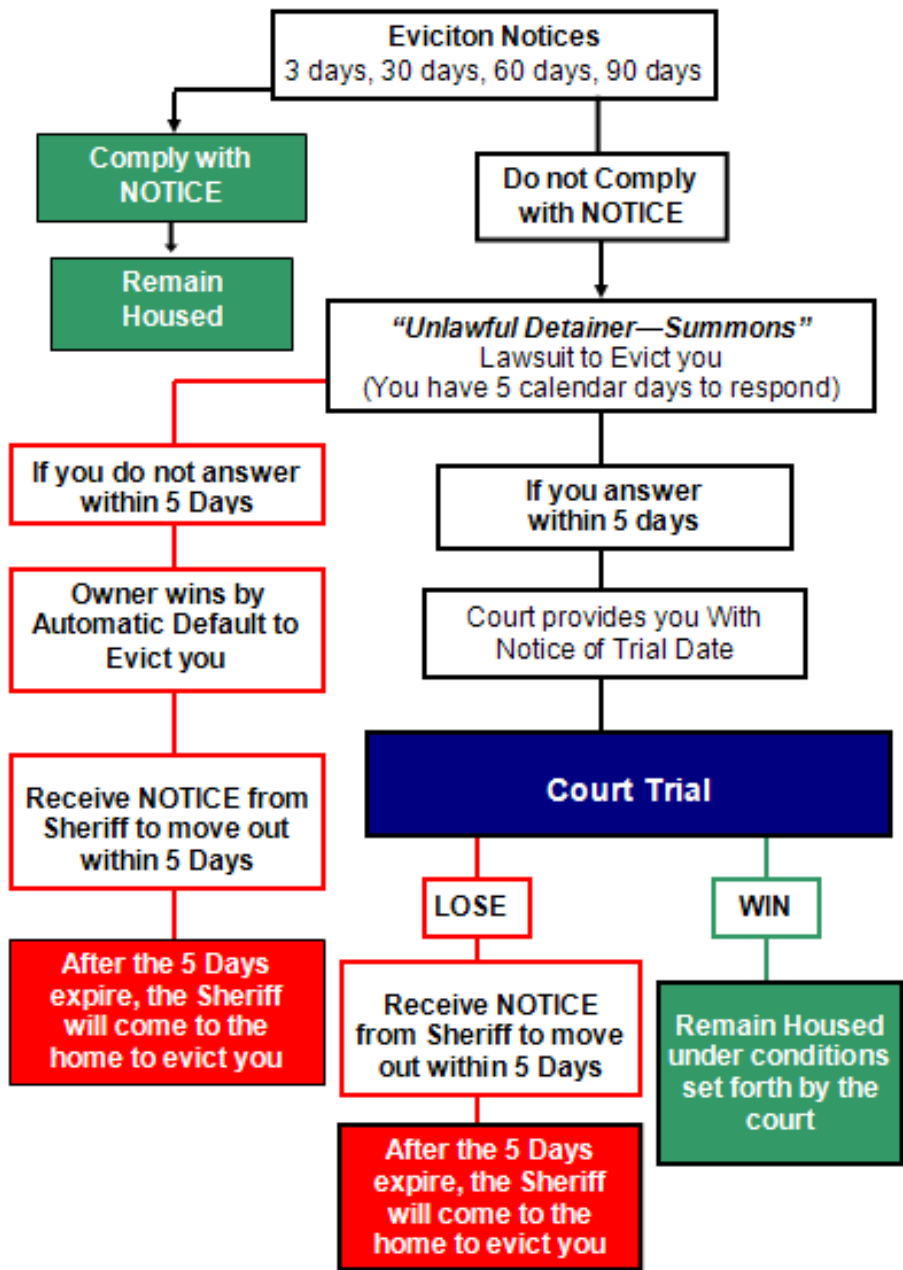
This center serves low-income families with young children, veterans, immigrants, disabled people and tenants. Services are provided based on the order presented customers.

### **Los Angeles Center for Law and Justice (LACLJ)**

1241 Soto Street, Suite 102, Los Angeles, CA 90023  
(323) 980-3500  
[www.laclj.org](http://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](http://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](http://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](http://www.erescuemission.org)

(Customers must register by 4 pm to 6 pm)

The Mission provides food, shelter, clothing, referrals, and 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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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.