



**department
of economic
opportunity**
COUNTY OF LOS ANGELES



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

LA County Film Office



Tenant Rights and Protections for Workers Impacted by the Entertainment Strikes

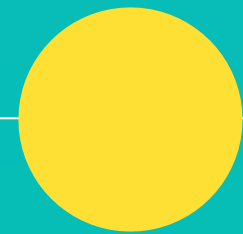
WEBINAR

**NOVEMBER 27, 2023
2:00PM - 3:00PM**

<https://bit.ly/DEOTenantsRightsWebinar>



Who We



Mission

DEO creates quality jobs, helps small businesses and high-road employers start and grow, and builds vibrant local communities and spaces.



Vision

DEO strives for a more equitable economy with thriving local communities, inclusive and sustainable growth and opportunity and mobility for all.

Are

Core DEO Services:



Film and other High-Growth Industry Services



Jobs and Training



Small Business Services



Entrepreneurship Development



Certifications and Contracting



Capital Development and Real Estate

DEO is home to the LA County Film Office, which partners with Film LA for film permitting in LA County and the City of LA.



Get
Connected
with Team
DEO!



Follow us on Facebook, Twitter,
and Instagram @EconOppLA



Visit opportunity.lacounty.gov



Call 844-432-4900 or email
deo@opportunity.lacounty.gov



Subscribe to DEO's
newsletter to stay in the know!

Financial Assistance for Impacted Workers

GRANTS

Need help covering immediate life expenses?

SAG-AFTRA Support Fund

Provides up to \$1,500 to cover immediate living expenses for dues -paying SAG-AFTRA members who can demonstrate they need assistance

sagaftra.foundation/emergencyfinancialassistance/

Motion Picture and Television Fund

Qualified industry members that have a demonstratable need due to unforeseen circumstances can apply for financial assistance to cover basic living expenses, such as housing, utility bills, and food, health care, etc

mptf.com/services/#financial

Utility Assistance

PACE Energy offers a variety of utility assistance programs for low -income individuals and families
pacela.org/our-work/energy/

Entertainment Community Fund

Provides access to social services and emergency financial assistance for immediate living expenses through a variety of relief funds

entertainmentcommunity.org/am-i-eligible-help

Financial Assistance for Impacted Workers CONT'D

Need help covering immediate life expenses?

LOANS

Writers Guild Good and Welfare Emergency Assistance Fund

Provides interest free loans of up to \$7,000 for WGA members in good standing

[Link: https://www.wga.org/members/finances/good-welfare-emergency-assistance-loans](https://www.wga.org/members/finances/good-welfare-emergency-assistance-loans)

SAG-AFTRA Credit Union Loans

Provides loans between \$2,500 - \$5,000 for up to 36 months for dues paying members

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

Jewish Free Loan Association

JFLA is a nonprofit loan organization that is providing 0% interest 36 month loans of up to \$3,000 to anyone affected by the strikes. These loans can be used to cover basic living expenses, including rent, food, and utilities, childcare expenses, and other emergency expenses. Borrowers must be residents of Los Angeles, Ventura, or Santa Barbara counties, demonstrate a need, cannot have a current loan with JFLA, and must have a guarantor on the loan. To learn more, click here.

[Lwww.jfla.org/personal-loans/interest-free-emergency-personal-loan](http://www.jfla.org/personal-loans/interest-free-emergency-personal-loan)

Have you been laid off by a business that was impacted by the entertainment strike?

Unemployment Insurance (UI)

UI provides weekly unemployment insurance payments for workers who lose their job through no fault of their own. These benefits may apply to employees laid off from businesses impacted by the strike. To know if you're eligible, please complete the application through the Employment Development Department here:

[Link: https://edd.ca.gov/](https://edd.ca.gov/)





LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

DCBA Overview and Services



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

Our Mission



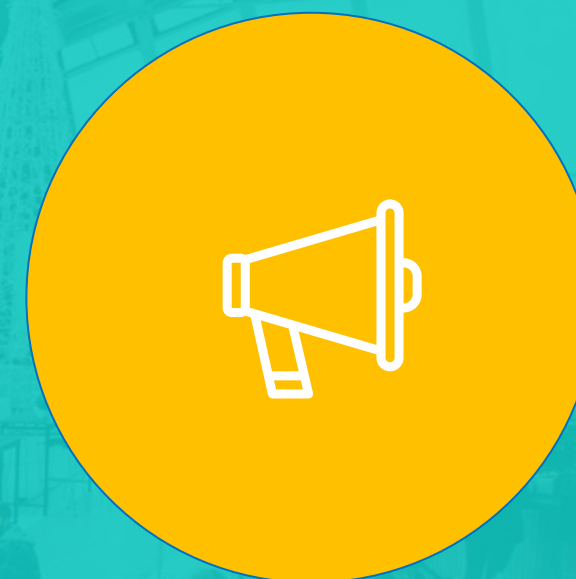
Service

Knowledgeable staff that assist L.A. County residents across various topics and connect them to resources



Empower

Educate constituents to create equitable awareness of rights, responsibilities and opportunities



Advocate

Develop and implement policies to protect and support consumers, workers, landlords, tenants, and immigrants



Housing & Tenant Protections

- Eviction Defense
- Tenant Protections Resolution
- Rent Stabilization Ordinances
- Foreclosure Prevention



Consumer Protection

- Fraud Prevention
- Price Gouging



Access to Justice Programs

- Small Claims Court Advisors
- Dispute Resolution Program



Worker Protections

- Wage Enforcement



Financial Stability and Capability

- Center for Financial Empowerment
- CalEITC/VITA



Cannabis Management

- Emblem Program
- Equity Licensing



Immigrant Equity and Inclusion

- RepresentLA
- Public Benefits Access
- In-Language Services



Housing & Tenant Protections

Responsible for enforcing the County's Rent Stabilization ordinances for residents in the unincorporated areas of Los Angeles County; and ensures tenants, mobile homeowners, landlords, and park owners are informed of their rights and responsibilities.

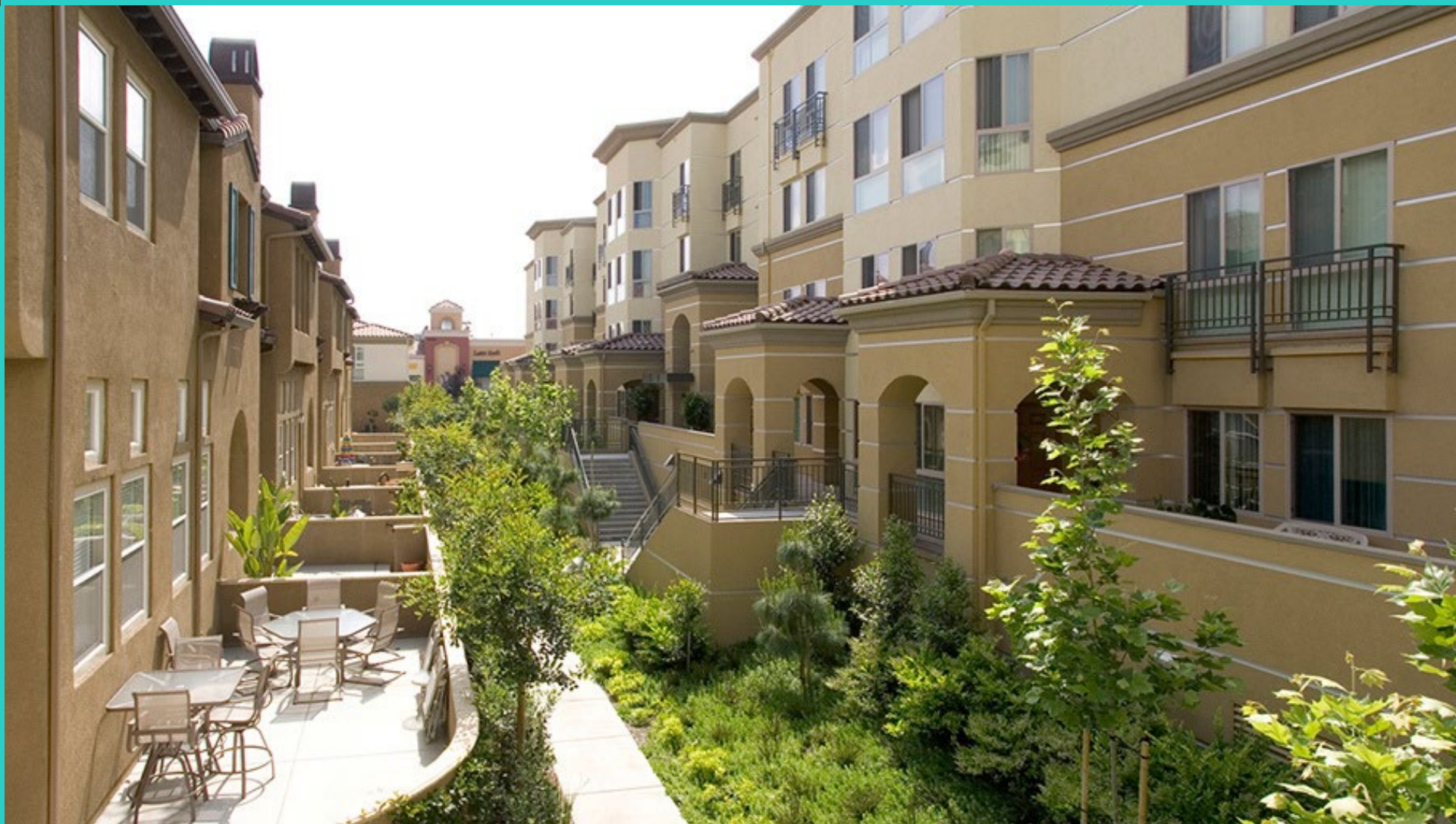
rent.lacounty.gov

Eviction Protections

Comprehensive initiative to provide L.A. County residents with information about their rights as tenants, free legal representation, short-term rental assistance, and referrals to resources and services to prevent eviction during the ongoing COVID-19 pandemic.

rent.lacounty.gov

DCBA.LACOUNTY.GOV



Additional Financial Assistance Programs for Rental Property Owners

Mortgage Relief Partnership Program

- Program will provide direct payments of up to **\$30,000** to lending institutions and/or utility companies on behalf of landlords that can both demonstrate, and agree to forgive, the unpaid Covid related debt of their tenants.

Mom-and-Pop Landlord Non-Mortgage (pending)

- Program will provide financial assistance of up to **\$30,000** directly to small, mom-and-pop landlords that can demonstrate need, based on unpaid Covid related debt from their tenants, to cover any qualifying non-mortgage expenses related to the preservation, maintenance, or upkeep of the property.

Rent Relief Program (pending)

- Program will provide financial assistance up to **\$120,000 (\$30,000 per unit)** to eligible landlords whose tenants are delinquent in Covid related debt. Application portal launch by Mid-December.

Housing & Tenant Protections

01 One-on-One Options Counseling

Answer questions from tenants and landlords about their rights and responsibilities.

02 Accept Complaints

Accept and evaluate alleged violations of our rent stabilization ordinances

03 Connect to Resources

Connects tenants and landlords to local and state programs, access to capital, health orders and more





LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

How To Reach Us



Phone

800-593-8222



Social
Media

@LACountyDCBA



Website

rent.lacounty.gov



Email

rent@dcba.lacounty.gov

LEGAL AID FOUNDATION OF LOS ANGELES



*THE FRONTLINE LAW FIRM FOR POOR AND
LOW-INCOME PEOPLE IN LOS ANGELES*



Eviction and Tenants Rights Workshop



- LAFLA is a nonprofit community-based organization that provides comprehensive free legal services to low-income individuals in greater Los Angeles.
- Mission:
 - LAFLA is committed to promoting access to justice, strengthening communities, fighting discrimination, and effecting systemic change through representation, advocacy, and community education.

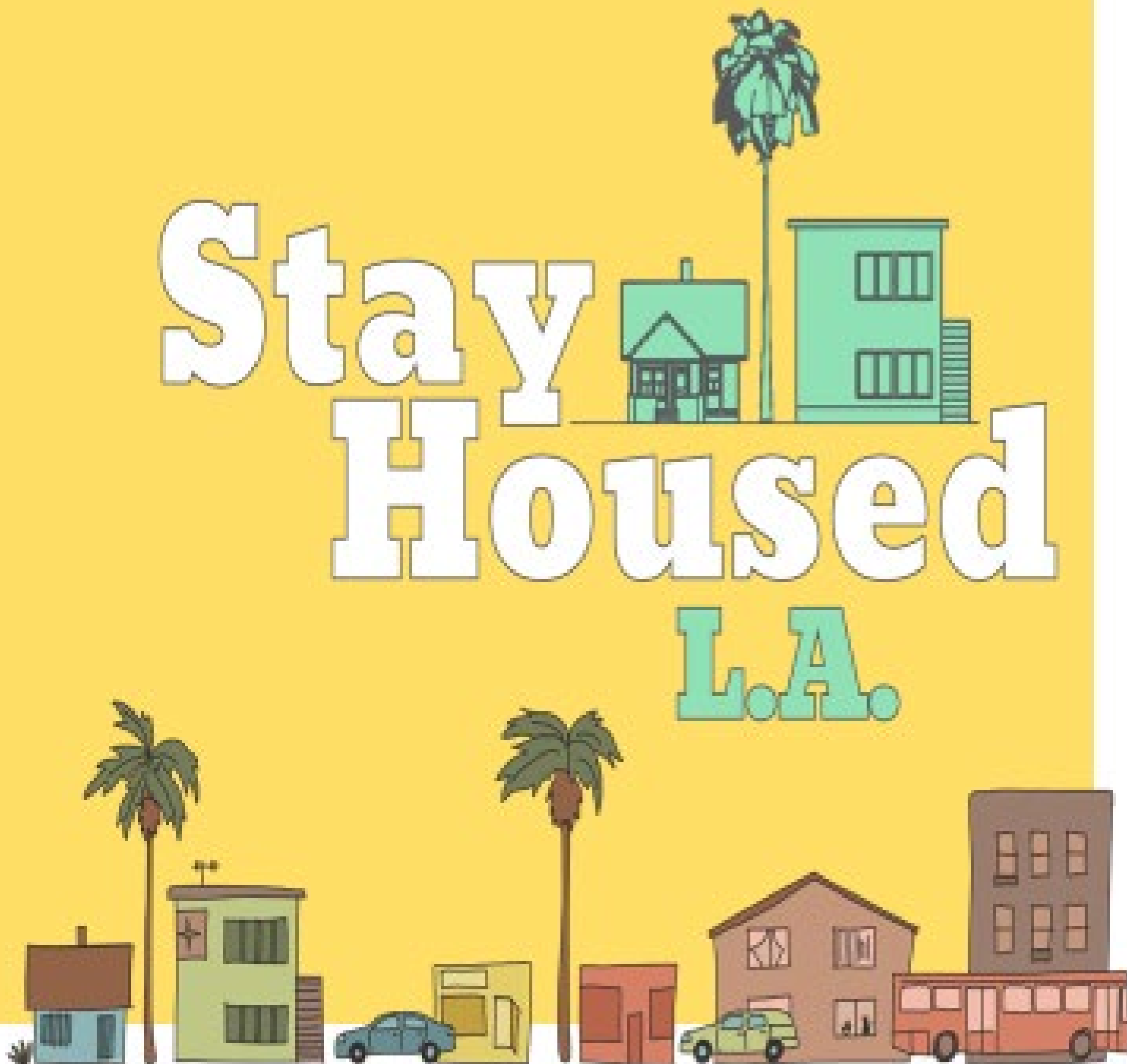


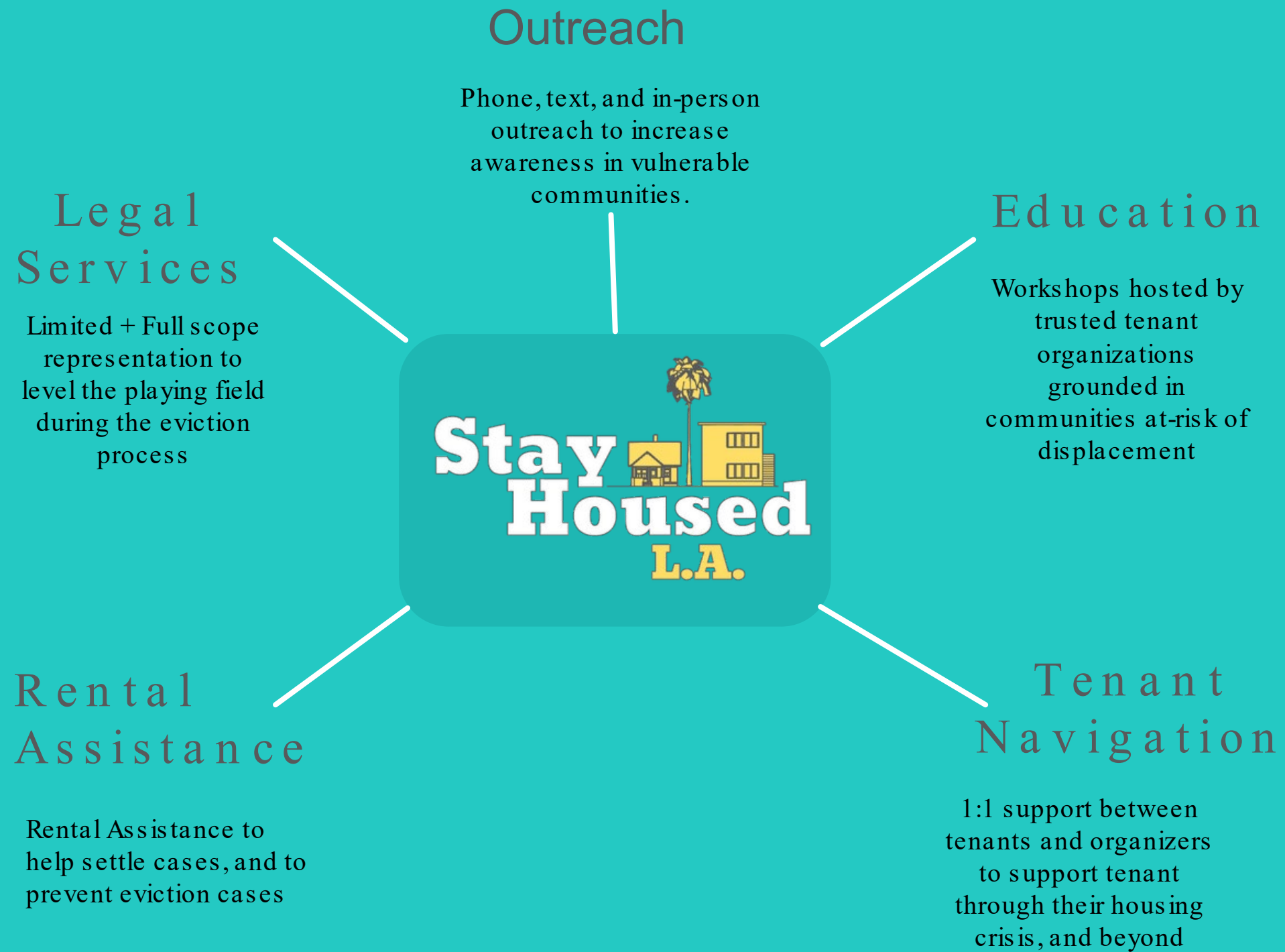
Stay Housed L.A. is a partnership between the County of Los Angeles, the City of Los Angeles, local community and legal service providers.

Together, we provide information and resources to keep people in their homes.

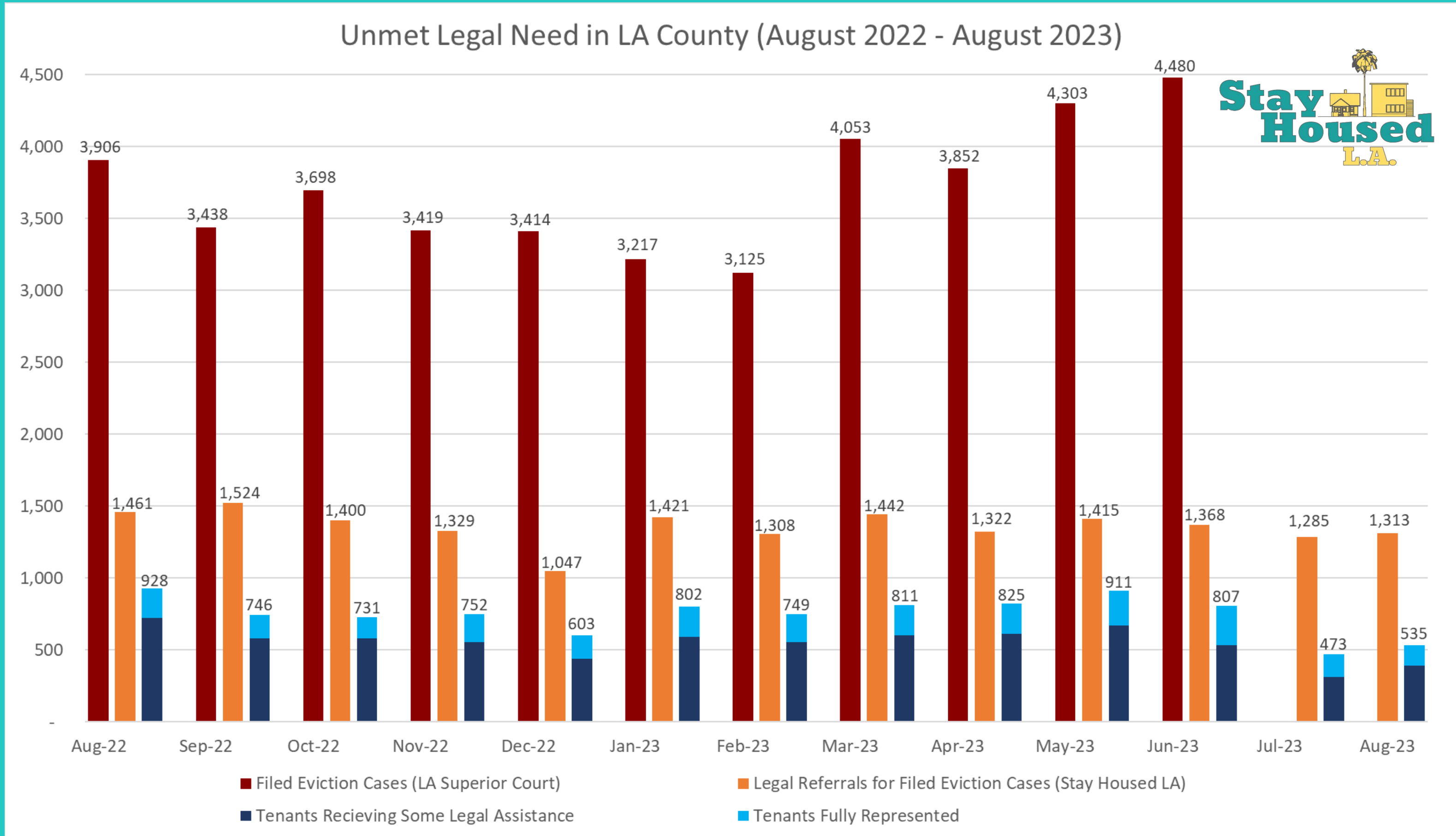
www.stayhousedla.org
1-888-694-0040

Stay Housed L.A.





How many Eviction cases are filed in LA County courts each year?



Learning Objectives

- **Identify the 4 Critical Stages of the Unlawful Detainer Process**
- **Identify Common Procedural Defenses and Affirmative Defenses to Eviction**

What is an Unlawful Detainer?

Legal Definition (C.C.P. Section 1161)

A tenant is “guilty” of Unlawful Detainer (UD):

(2) “When he or she continues in possession...after default in the payment of rent...”

(3) “When he or she continues in possession...after a neglect or failure to perform other conditions or covenants of the lease”

(4) Nuisance/Unlawful purpose

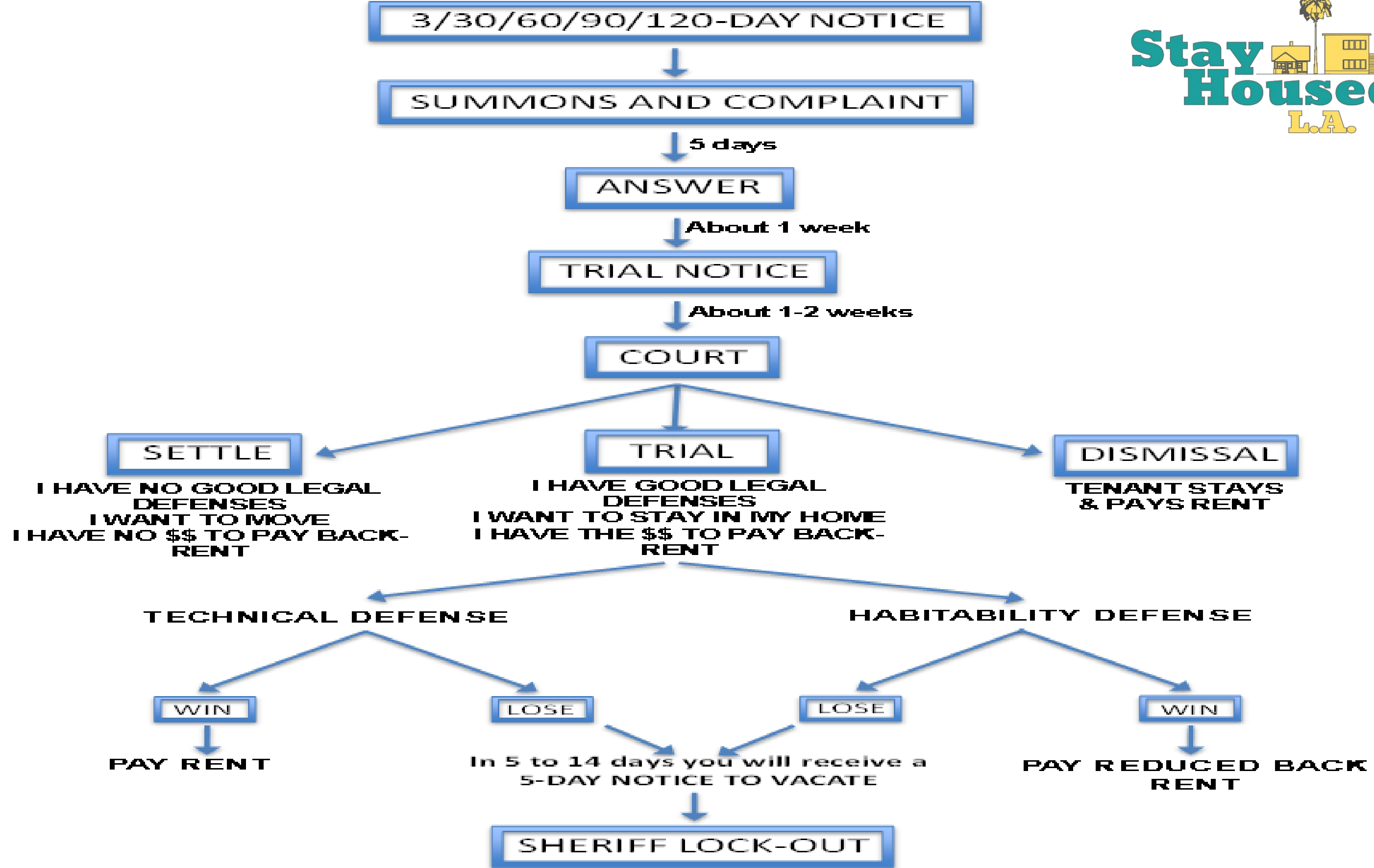
* After a 3-day notice



EVICTION PROCESS



THE UNLAWFUL DETAINER (EVICTION) PROCESS



Notice Requirements (C.C.P. 1161)

ALL Notices MUST comply with the following requirements:

- **In Writing**
- **With Specificity** (Who, What, When, Where)
- **In Forfeiture Language**
- **Shall Not Include:**
 - Late Fees;
 - Rent Demand in Excess of 1 Year
- ***With Opportunity to Cure*** (Perform or Quit Notices Only)



Service Requirements

Landlord MUST Serve Tenant with Notice

- **Valid Service Methods:**
 - Personal Service;
 - Substitute Service; or
 - “Nail and Mail”
- **Landlord’s Burden of Proof**

Deadlines

If no answer is filed,
a default judgment
will be entered
against the tenant

We encourage
defendants to file
jury demands



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): JAVIER BELTRAN (SBN: 240416) INNER CITY LAW CENTER 1309 E. 7TH STREET LOS ANGELES, CA 90021		TELEPHONE NO.: T: (213) 891-2880 F: (213) 891-2888	FOR COURT USE ONLY CASE NUMBER: 09U12121
ATTORNEY FOR (Name): JOSEPH RESIDENT NAME OF COURT: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 N. HILL STREET MAILING ADDRESS: CITY AND ZIP CODE: LOS ANGELES, CA 90012 BRANCH NAME: CENTRAL			
PLAINTIFF: SUNNY LANES APARTMENTS, INC. DEFENDANT: JOSEPH RESIDENT			
ANSWER - Unlawful Detainer			

1. Defendant (names): **JOSEPH RESIDENT**

answers the complaint as follows:

2. Check **ONLY ONE** of the next two boxes:

a. Defendant generally denies each statement of the complaint. (Do not check this box if the complaint demands more than \$1,000).

b. Defendant admits that all of the statements of the complaint are true EXCEPT

(1) Defendant claims the following statements of the complaint are false (use paragraph numbers from the complaint or explain):

Continued on Attachment 2b(1).

(2) Defendant has no information or belief that the following statements of the complaint are true, so defendant denies them (use paragraph numbers from the complaint or explain):

6 (a) (2); 6 (b); 7 (a) (1); 7 (b) (1) and (2); 8 (a) (3); 10; 11

Continued on Attachment 2b(2).

3. AFFIRMATIVE DEFENSES (NOTE: For each box checked, you must state brief facts to support it in the space provided at the top of page two (item 3).)

a. (nonpayment of rent only) Plaintiff has breached the warranty to provide habitable premises.

b. (nonpayment of rent only) Defendant made needed repairs and properly deducted the cost from the rent, and plaintiff did not give proper credit.

c. (nonpayment of rent only) On (date) _____, before the notice to pay or quit expired, defendant offered the rent due but plaintiff would not accept it.

d. Plaintiff waived, changed, or canceled the notice to quit.

e. Plaintiff served defendant with the notice to quit or filed the complaint to retaliate against defendant.

f. By serving defendant with the notice to quit or filing the complaint, plaintiff is arbitrarily discriminating against the defendant in violation of the Constitution or laws of the United States or California.

g. Plaintiff's demand for possession violates the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage): **LAMC 151.00 et seq., LOS ANGELES RENT STABILIZATION ORDINANCE**

(Also, briefly state the facts showing violation of the ordinance in item 3.)

h. Plaintiff accepted rent from defendant to cover a period of time after the date the notice to quit expired.

i. Other affirmative defenses are stated in item 3.

Sealing of the Eviction Record

- All eviction actions in California are sealed unless and until there is a judgment for possession entered in favor of the landlord.
- There are 2 ways to keep the record sealed:
 - 1. Enter into a **settlement agreement** where the tenant moves out, and the agreement should include these words: “Record sealed under all circumstances.” OR
 - 2. The tenant goes to trial and **wins at trial**. Note: winning an eviction trial simply means the tenant has won the right to pay their rent and stay living at the subject premises. A tenant will only win the trial if there is a valid defense.

Common UD Defenses

Affirmative Defenses

- Breach Implied Warranty of Habitability
- Violation of Rent Stabilization Ordinance
- Subsidized Housing Defenses
- Reasonable Accommodation
- Discrimination
- Retaliation
- Waiver/Estoppel

Procedural Defenses

- Defective Notice
- Defective Service
- Defective Complaint
- Plaintiff Lacks Standing
- No LL/T Relationship



How to file an answer:

1. COMPLETE YOUR ANSWER ONLINE*:

Go to <https://tools.debtcollective.org/>. This website is a free public tool that will help you fill out the Answer paperwork. It will also submit your Answer to the court if you are low-income and qualify for a court “fee waiver.”

2. GO IN-PERSON TO THE SELF-HELP ACCESS CENTER INSIDE ONE OF THE COURTHOUSES FOR HELP FILING YOUR ANSWER.

Staff in the Self-Help Center can give you the Answer paperwork and tell you how to file it. They may even help you complete it. Visit <https://dcba.lacounty.gov/legal-access-centers/> for Self-Help Center hours and addresses.



Getting Connected to Eviction Defense Services

- StayHousedLA:
 - <https://www.stayhousedla.org/>
 - Contact StayHousedLA if you receive a Notice, or an eviction Summons & Complaint
 - SHLA prioritizes certain vulnerable zip codes
 - <https://www.stayhousedla.org/priority-zip-codes>
 - If unable to retain an attorney, tenants should enroll in the Tenant Empowerment Program for self-representation:
 - <https://www.stayhousedla.org/self-help-eviction-defense>





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Questions and Answers



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Thank you!

Email us at deo@opportunity.lacounty.gov