

RSO Units – No Fault Evictions

LA-CITY

 housing2.lacity.org/rental-property-owners/rso-units-no-fault-evictions

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Situations that require the property owner to regain the use of the rental unit as the result of a personal or business decision and not the fault of the tenant may be cause for eviction. All no-fault evictions must be filed with LAHD in advance. To see the ways to submit your forms and required fees, [click here](#). Tenant relocation assistance is required for all no-fault reasons. Declaration of Intent to Evict forms are required for all no-fault reasons and can be found by clicking on each reason below.

1. Wants the rental unit for his own use or a family member.
2. Wants the rental unit for the use of a resident manager.
3. Wants to demolish or permanently remove (Ellis Act) the unit from rental housing use.
4. Has been ordered to vacate the unit or building by a governmental agency, as the result of a legal violation.
5. Is the Federal Government and it wants to sell the property the rental unit is on.
6. Owns a Residential Hotel and wants to demolish or convert the building to another use.
7. Wants to convert or build Affordable Housing Accommodations requiring a government-imposed regulatory agreement.

A landlord cannot evict a tenant in order to sell the property, unless the property is owned by the Federal Government (see #5 above).

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