



JUST CAUSE/NO-FAULT EVICTIONS

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In the City of West Hollywood, a landlord cannot evict a tenant except for certain specific reasons. These reasons, listed in the Rent Stabilization Ordinance at Section 17.52.010, are commonly referred to as “just cause”. Without just cause a residential tenancy may not be terminated. This applies to all residential rental units in the City of West Hollywood, whether they are rent-stabilized units or not.

In addition to evictions for just cause due to a tenant’s misconduct, the Ordinance also regulates *no fault relocations* of tenants, such as foreclosure or when a landlord or relative of the landlord wishes to occupy a unit. These relocations have specific conditions and requirements set forth in the eviction code.

In the case of no-fault relocations, relocation fees to the tenant may be required and a request for counseling assistance to the City is required (§17.52.020 and §17.52.080). Any required fees and notices to tenant and to the City must be completed before the noticing period begins.

Please be advised that, if the terms of tenancy are changed to relocate the tenant through no fault of their own, then the unit is not decontrolled during the next vacancy following return of the unit to the rental market. The landlord will have to re-rent the unit to the next tenant at the current Maximum Allowable Rent plus any intervening general adjustments. Please refer to the Ordinance for the requirements that apply to specific cases.

The City of West Hollywood has two specific requirements regarding the proper notice that must be given in connection with the termination of a tenancy and the eviction of a tenant, as follows:

- Any written notice to terminate a tenancy must state the specific grounds for the eviction, and recite the specific paragraph of Section 17.52.010 under which the landlord is proceeding (§17.52.070). For example, a 3-day eviction notice for non-payment of rent should cite Section 17.52.010.1 of the City of West Hollywood Municipal Code.
- A copy of the Summons and Complaint for the Unlawful Detainer filed in Municipal Court must be provided to the Rent Stabilization Division within five (5) days of service upon a tenant (§17.52.060). This copy may either be delivered to our offices or mailed to:
City of West Hollywood, Rent
Stabilization Division, 8300 Santa
Monica Boulevard, West Hollywood,
California 90069.

A copy of Chapter 17.52 of the City of West Hollywood’s Municipal Code, is available upon request. The Ordinance was originally passed on June 27, 1985; the Municipal Code was recodified on April 20, 2000.

If you have any questions, please contact the Rent Stabilization Division by calling (323) 848-6450 during normal business hours: Monday – Thursday, 8:00 a.m. to 6:00 p.m. and Friday 8:00 a.m. – 5:00 p.m., or visit the City’s website at www.weho.org.

The Rent Stabilization Ordinance is amended periodically. Tenants and landlords are encouraged to contact the Rent Stabilization Division for the most current version of the Ordinance. This fact sheet is one in a series published by the City of West Hollywood’s Rent Stabilization Division.