



Visit CulverCity.org/Rent for more details about:

- **Local Rent Stabilization**
- **Local Tenant Protections**
- **Relocation Assistance**

**To contact the Culver City Housing
Services Division:**

***Para comunicarse con la División de Servicios
de Vivienda de Culver City:***

- 📄 9770 Culver Boulevard, Culver City, CA 90232
- 🌐 CulverCity.org/Rent
- ✉️ Rent.Control@CulverCity.org
- 📞 (310) 253-5790

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The Latest on L.A. County's Tenant Protections

On February 25, 2025, the Los Angeles County Board of Supervisors passed a resolution protecting qualifying, income-eligible L.A. County tenants from eviction for non-payment of rent due during the Protected Time Period of February 1, 2025, through July 31, 2025. This resolution provides an affirmative defense against unlawful detainer actions (eviction) for tenants who have been directly financially impacted by the January 2025 Windstorm and Critical Wildfire Events – such as the Palisades and Eaton fires, etc.

What Do These L.A. County Tenant Protections Mean for Culver City Landlords and Tenants?

If you are a tenant facing financial hardship due to the wildfires, you may be eligible for these protections. If you are a landlord, you are encouraged to work with tenants and cannot apply rental payments to past debt unless specified in writing by the tenant.



What Protections Are Extended Through Culver City?

The City of Culver City's Tenant Protections Ordinance remains in place. The Tenant Protections Ordinance limits evictions, requires that landlords provide specific notices prior to eviction and requires landlords to provide relocation assistance to tenants in certain "no fault" eviction cases.

What Relocation Assistance Can a Tenant Receive When Being Evicted?

Tenants who are evicted for allowable "no fault" grounds may receive a relocation assistance payment valued at three times the greater of current rent in effect or small area fair market, plus \$1,000. Landlords that own 3 units or less within or outside of Culver City will only pay 50% of the relocation assistance amount due for evictions related to the move-in of the landlord or the landlord's relative. Exemptions from relocation assistance payment apply.

What Should I Do If I Receive a Notice of Termination of Tenancy?

If you believe that your termination of tenancy violates the City's tenant eviction protections, please contact the Culver City Housing Services Division by emailing Rent.Control@CulverCity.org or calling (310) 253-5790.

For more information on eviction protections and relocation assistance, visit CulverCity.org/Rent.



When Can a Landlord Evict a Tenant?

Evictions must be based on "for cause" or "no fault" grounds.

"For cause" includes:

- Failure to pay rent
- Breach of rental agreement
- Failure to provide reasonable access to unit
- Tenant's use of unit to create a nuisance or for an illegal purpose
- Tenant was the resident manager who has been terminated

"No fault" includes the landlord's need to recover a unit in order to:

- Demolish
- Remove from rental market
- Comply with an affordable housing deed or regulatory restriction
- Comply with government or other orders requiring vacancy
- Move-in landlord or landlord's relative, provided the landlord or relative occupies the unit as their primary residence for at least 3 years; this does not apply to:
 - » Long-term tenants who are at least 62-years-old or disabled
 - » Terminally ill tenants
 - » Low-income tenants
 - » Tenants with school-aged children are protected during the school year
 - » Licensed residential care facilities for elderly

Eviction protections do not apply within the first 12 months of tenancy or to units that lack their own bathroom or kitchen facility.