

REASONS TO EVICT IN THE CITY OF LOS ANGELES

LOS ANGELES EVICTION SERVICE 323-642-5112

A landlord may bring an action to recover possession of a rental unit only upon one of the following grounds:

1. The tenant has failed to pay the rent to which the landlord is entitled, including amounts due under Subsection D of Section 151.06.
2. The tenant has violated a lawful obligation or covenant of the tenancy, other than the obligation to surrender possession upon proper notice, and has failed to cure such violation after having received written notice thereof from the landlord.
3. The tenant is committing or permitting to exist a nuisance in or is causing damage to the rental unit, or to the appurtenances thereof, or to the common areas of the complex containing the rental unit, or is creating an unreasonable interference with the comfort, safety, or enjoyment of any of the other residents of the same or adjacent buildings.
4. The tenant is using or permitting a rental unit to be used for any illegal purpose.
5. The tenant, who had a written lease or rental agreement, which terminated on or after the effective date of this Chapter, has refused, after a written request or demand by the landlord to execute a written extension or renewal thereof for a further term of like duration with similar provisions and in such terms as are not inconsistent with or violate of any provision of this Chapter or any other provision of law.
6. The person in possession of the rental unit at the end of a lease term is a subtenant not approved by the landlord.
7. The landlord seeks in good faith to recover possession of the rental unit for use and occupancy by: a. The landlord, or the landlord's spouse, children, or parents, provided the landlord is a natural person and not a corporation or partnership; or b. For a resident manager, provided that: no alternative vacant unit is available for occupancy by a resident manager; except that where a building has an existing resident manager in order to replace her/him with a new manager.
8. The landlord seeks in good faith to recover possession of the rental unit for use and occupancy by: a. the landlord, or the landlord's spouse, children, or parents, provided the landlord is a natural person and not a corporation or partnership; or b. for a resident manager, provided that: no alternative vacant unit available for occupancy by resident manager; except that where a building has an existing resident manager in order to replace her/him with a new manager.
9. **(Amended by Ord. No. 176,544 Eff. 5/2/05).** The landlord, having complied with all applicable notices and advisements required by law, seeks in good faith to recover possession so as to undertake Primary Renovation Work of the rental unit or the building housing the rental unit, in accordance with a Tenant Habitability Plan accepted by the Department, and the tenant is unreasonably interfering with the landlord's ability to implement the requirements of the Tenant Habitability Plan by engaging in any of the following actions: a. The tenant has failed to temporarily relocate as required by the accepted Tenant Habitability Plan; or b. The tenant has failed to honor a permanent relocation agreement with the landlord pursuant to Section 152.05 of this Code.
10. **(Amended by Ordinance No. 177,901 effective 9/29/06).** The landlord seeks in good faith to recover possession of the rental units under either of the following circumstances: a. To demolish the rental unit; or b. To remove the rental unit permanently from rental housing use.
11. **(Amended by Ordinance No. 172,288, effective 12/17/98).** The landlord seeks in good faith to recover possession of the rental unit in order to comply with a governmental agency's order to vacate, order to comply, order to abate, or any other order that necessitates the vacating of the building housing the rental unit as a result of a violation of the Los Angeles Municipal Code or any other provision of law.
12. **(Amended by Ordinance No. 173,224 effective 5/11/00).** The Secretary of Housing and Urban Development is both the owner and plaintiff and seeks to recover possession in order to vacate the property prior to sale and has complied with all tenant notification requirements under federal law and administrative regulations.
13. **(Amended by Ordinance No. 180175, effective 9/29/08).** The rental unit is in a Residential Hotel, and the landlord is evicting to convert or demolish the unit as defined in Section 47.73. and the Department has approved an Application for Clearance.
14. **(Added by Ordinance No. 181744 effective 7/15/11).** The landlord seeks in good faith to recover possession of the rental unit to convert the property to an affordable housing accommodation in accordance with an affordable housing exemption issued by the Department. If the landlord fails to record the required regulatory agreement within six months of filing for this exemption and puts the units back on the rental market, the rent shall not be decontrolled and the unit must be offered to the tenant that was displaced. (See Section 151.02)