

## ANALYSIS

This ordinance amends Title 8 – Consumer Protection, Business and Wage Regulations of the Los Angeles County Code, Chapter 8.52, Rent Stabilization and Tenant Protections to increase the total rent debt owed by a tenant to two months of fair market rent before a landlord can evict a tenant for nonpayment of rent.

Very truly yours,

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County Counsel

By   
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BT:bl

Requested: 1/21/2026

Revised: 2/17/2026

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 8 – Consumer Protection, Business and Wage Regulations of the Los Angeles County Code, Chapter 8.52, Rent Stabilization and Tenant Protections to increase the total rent debt owed by a tenant to two months of fair market rent before a landlord can evict a tenant for nonpayment of rent.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Subsection D of Section 8.52.090 is hereby amended to read as follows:

**8.52.090 Termination of Tenancy.**

...

D. At-Fault Termination of Tenancy. If a Landlord can show any of the following circumstances with respect to a termination of Tenancy in a Fully or Partially Covered Rental Unit, the termination qualifies as an At-Fault termination.

1. Failure to Pay Rent Exceeding Monetary Threshold. Tenant failed to pay Rent to which the Landlord is legally entitled pursuant to the Rental Agreement and under the provisions of State or local laws, unless the Tenant has withheld Rent pursuant to applicable law; and said failure has continued after service on the Tenant of a written notice setting forth the amount of Rent then due and requiring it to be paid, within a period, specified in the notice, of not less than three (3) Days. A Tenant may only be evicted for nonpayment of Rent if the Tenant's total rental debt owed exceeds a monetary threshold amount equal to ~~one~~two months of fair market rent for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area ("FMR"), set annually by

the U.S. Department of Housing and Urban Development ("HUD") for 0-4 bedroom Rental Units, dependent on the type of Rental Unit occupied by the Tenant and further outlined in the Department's procedures and guidelines and this Chapter. The written notice shall be served in accordance with California Civil Code sections 1946 through 1946.5 and California Code of Civil Procedure section 1161, and shall also state the fair market rental value of the Rental Unit and number of bedrooms in the Tenant's Fully or Partially Covered Rental Unit.

[CH852090BTCC]