



Landlord Declarations Section
 1200 W 7th Street, 1st Floor, Los Angeles, CA 90017
 rent hotline 866.557.7368 fax 213.808.8818
 hcidla.lacity.org



Eric Garcetti, Mayor
 Rushmore D. Cervantes,
 General Manager

NOT VALID WITHOUT HCIDLA RECEIPT STAMP

NOTICE TO LANDLORD: The filing of this form satisfies the legal requirements of LAMC §151.09 C.7 and may only be filed if this eviction action is based upon documented information provided by a law enforcement or prosecutorial agency. Pursuant to California Code of Civil Procedure §1161(4), a landlord may serve a 3-day Notice to Quit for nuisance activity. **DO NOT SERVE THIS DECLARATION ON THE TENANT.**

APN: _____ C.D.: _____ CASE#: _____

DECLARATION OF INTENT TO EVICT FOR ALLEGED DRUG-RELATED NUISANCE, ILLEGAL DRUG ACTIVITY, OR GANG-RELATED CRIME

Rental Unit Address:	<u>STREET ADDRESS</u>	<u>UNIT No.</u>	<u>CITY</u>	<u>ZIP CODE</u>
Name of Tenant(s) being Evicted:	_____			
Current Monthly Rent:			Date of Last Rent Increase:	____/____/____
Name of Person Providing Information upon which the Eviction Is Based:				
Law Enforcement or Prosecution Agency of Person Providing Information:				
			<input type="checkbox"/> City Attorney <input type="checkbox"/> LAPD <input type="checkbox"/> Other Law Enforcement	
Is a copy of all documentation provided from the enforcement agency, including any letter directing you to evict the tenant(s) named in this declaration, attached?				<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this rental unit currently registered with the City under Rent Stabilization?				<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>No landlord shall demand or accept rent for a rental unit without first serving a copy of a valid registration or annual registration renewal statement on the tenant of that rental unit [LAMC §151.05 A.]. In any action by a landlord to recover possession of a rental unit the tenant may raise as an affirmative defense the failure of the landlord to comply with §151.05 A. [LAMC §151.09 F.].</i>				
Are any Code Enforcement fees currently delinquent?				<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>A tenant may withhold the payment of any rent otherwise lawfully due and owing if any Code Enforcement fees are delinquent. Once the fees have been paid, the tenant becomes obligated to pay the current rent and any back rent withheld [LAMC §161.903.3.1]. The tenant may assert as an affirmative defense to any unlawful detainer action that the landlord has failed to pay required fees pursuant to this article [LAMC §161.903.3.2].</i>				

DECLARATION OF LANDLORD

I hereby declare that I am evicting the tenant(s) at the rental property identified on this form because of alleged drug-related nuisance, illegal drug activity, or gang-related crime. I understand that the initial rent for any subsequent tenant(s) is decontrolled, in accordance with LAMC §151.06 C., provided I have served the tenant with a notice terminating tenancy prior to the City Attorney commencing a court action against the tenant pursuant to LAMC §47.50.

<u>LANDLORD'S SIGNATURE</u>	<u>LANDLORD'S PRINTED NAME</u>	<u>DATE</u>
<u>LANDLORD'S MAILING STREET ADDRESS</u>	<u>LANDLORD'S CITY, STATE, ZIP CODE</u>	<u>LANDLORD'S PHONE</u>
<u>LANDLORD'S AGENT'S SIGNATURE</u>	<u>AGENT'S PRINTED NAME</u>	<u>DATE</u>
<u>AGENT'S COMPANY & STREET ADDRESS</u>	<u>AGENT'S CITY, STATE, ZIP CODE</u>	<u>AGENT'S PHONE</u>