



LALAWLIBRARY

Keeping People & Pets Together



Pre-Recorded



Land Acknowledgement

Text (907) 312-5085

Visit <https://native-land.ca>





Who is HEART ?

Education & Community Engagement Virtual Trainings

Free Legal Representation to Prevent Evictions

Technical Assistance (providing advice & resources)

Policy Advocacy

Learning Goals

By the end of this presentation, you will be able to:



**Understand legal
protections for
tenants with pets**



**Understand fair
housing protections
for tenants with
assistance animals**

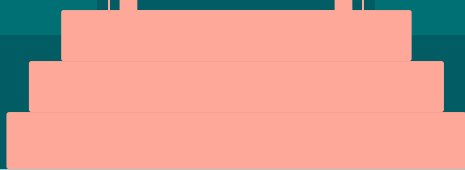
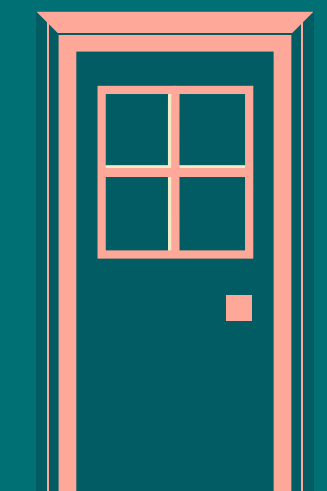
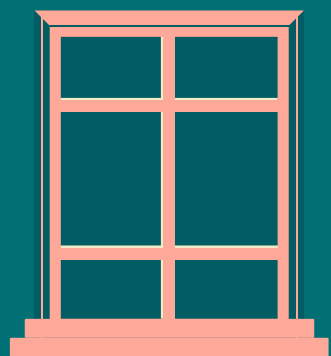
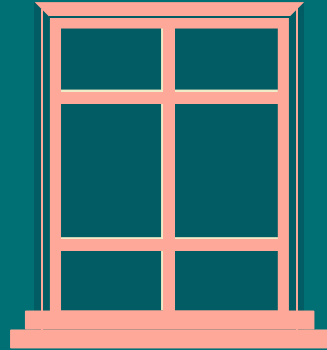
An estimated
30% of pets
surrendered to
shelters are due to
housing issues.



Pet Friendly Housing in LA

<https://www.mypitbullisfamily.org/housing/>

Out of 13
"affordable"
properties that
allowed pets w/in a
50 miles radius of 90018
ONLY 2
had NO pet fees.





01

What legal protections exist for tenants with pets?

Important Pet Laws

LA City & County Emergency Protections

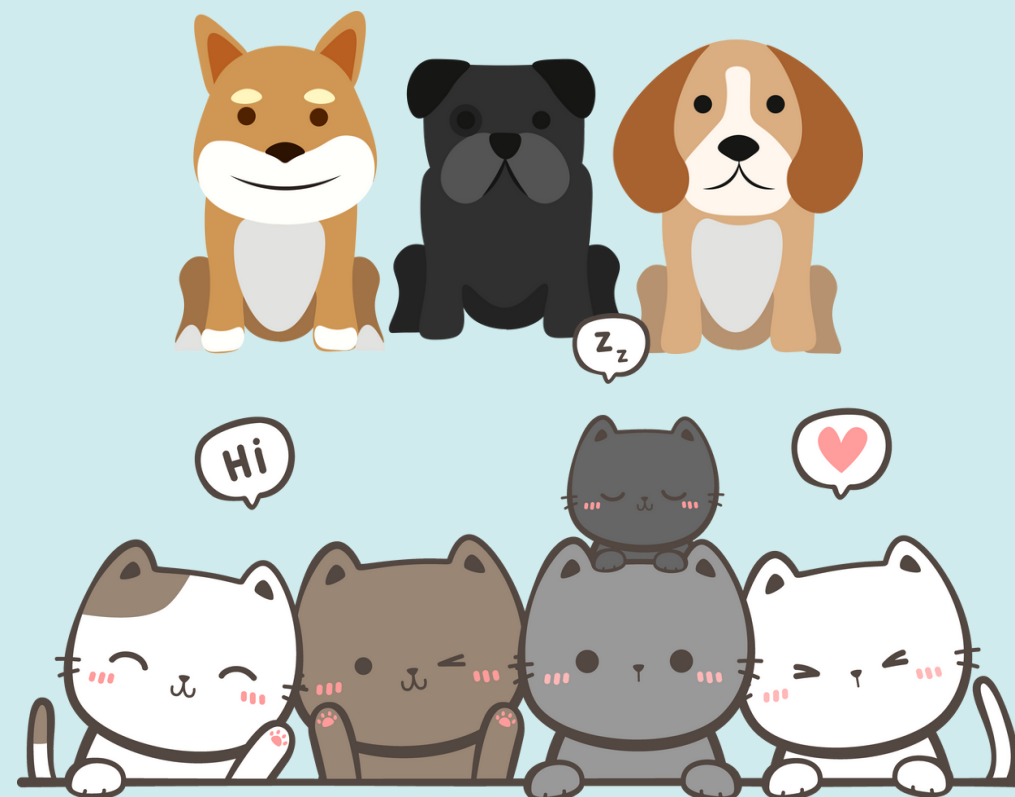
Statewide Protections

IMPORTANT PET LAWS

&

LA CITY

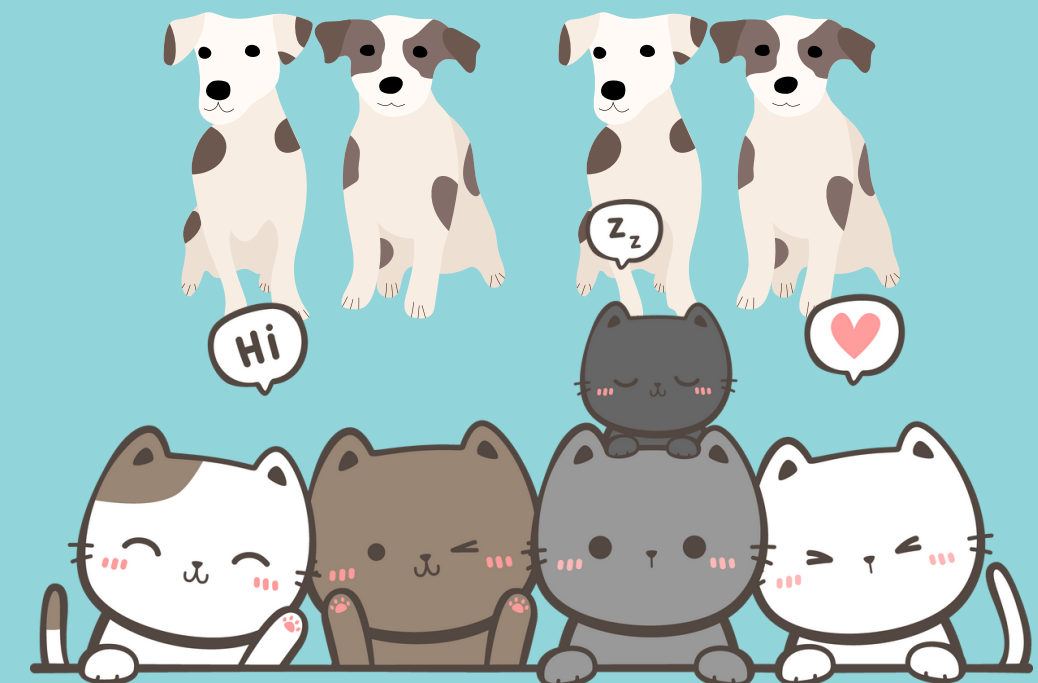
- **3 Dogs Max**
- **5 Cats Max**
 - If more than 3 cats, the other 2 must be kept indoors



*City of Los Angeles Municipal Code (§53.06.1)

LA COUNTY

- **4 Dogs Max**
 - not including a licensed service dog
- **5 Cats Max**
 - must be primarily indoors



*Los Angeles County Code (§10.20.038)

IMPORTANT PET LAWS



Dogs over 4 months must be licensed.
(LAMC §53.28)/(§10.20.030)

Dogs and cats must be spayed & neutered.
(LAMC §53.15.2)/(§10.20.350)

Dogs must be kept on leash.
(LAMC §53.06)/(§10.32.010)

Pets should not be left unattended.
(LAMC §53.70)/(§10.40.010)

Pick up after your pet.
(LAMC §53.49)/(§10.40.066)

LA City & County Emergency Protections

A Landlord cannot evict a tenant for unauthorized occupants
or unauthorized pets.



City of Los Angeles

LA City protections expire
on 1/31/2024 & will require
a 30 day notice



County of Los Angeles

LA County protections
EXPIRED & REQUIRE a
30-day notice to cure or quit

Tenant Protections



Waiver

No Take Backs!

If a landlord accepts rent while knowing of a lease violation (such as a pet) the landlord has waived the right to evict for that breach.



No One-Sided Changes

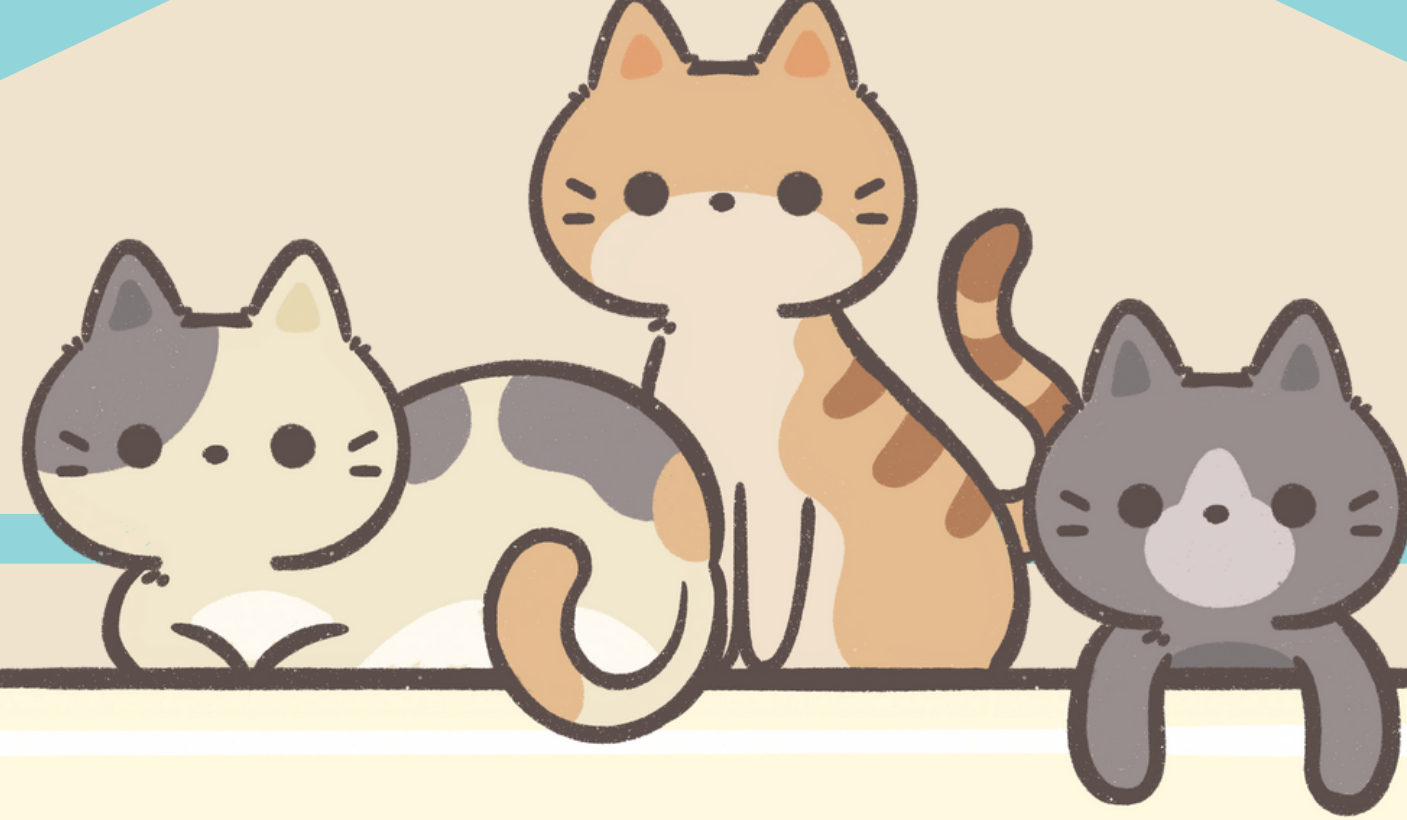
Landlords cannot change the terms of the tenancy without proper notice.

A landlord might not be able to change the terms at all.



Retaliation

Landlords cannot retaliate against tenants for exercising their rights (e.g. requesting repairs, inability to pay rent due to COVID-19, etc.)



California Pet Friendly Housing Act (Health & Safety Code § 50466)

Government funded housing built on or after 2018
must allow **at least one pet**.
Does not need to be a support animal.



02

Assitance Animals

What is an assitance animal?

What landlords can't do when you have an assitance animal.

Assistance Animals Are Not Pets



What is an Assistance Animal?

Animals that do work, perform tasks, assist, and/or provide a therapeutic benefit or emotional support to individuals with disabilities.

The term **Assistance Animals** includes Service Animals and Emotional Support Animals.

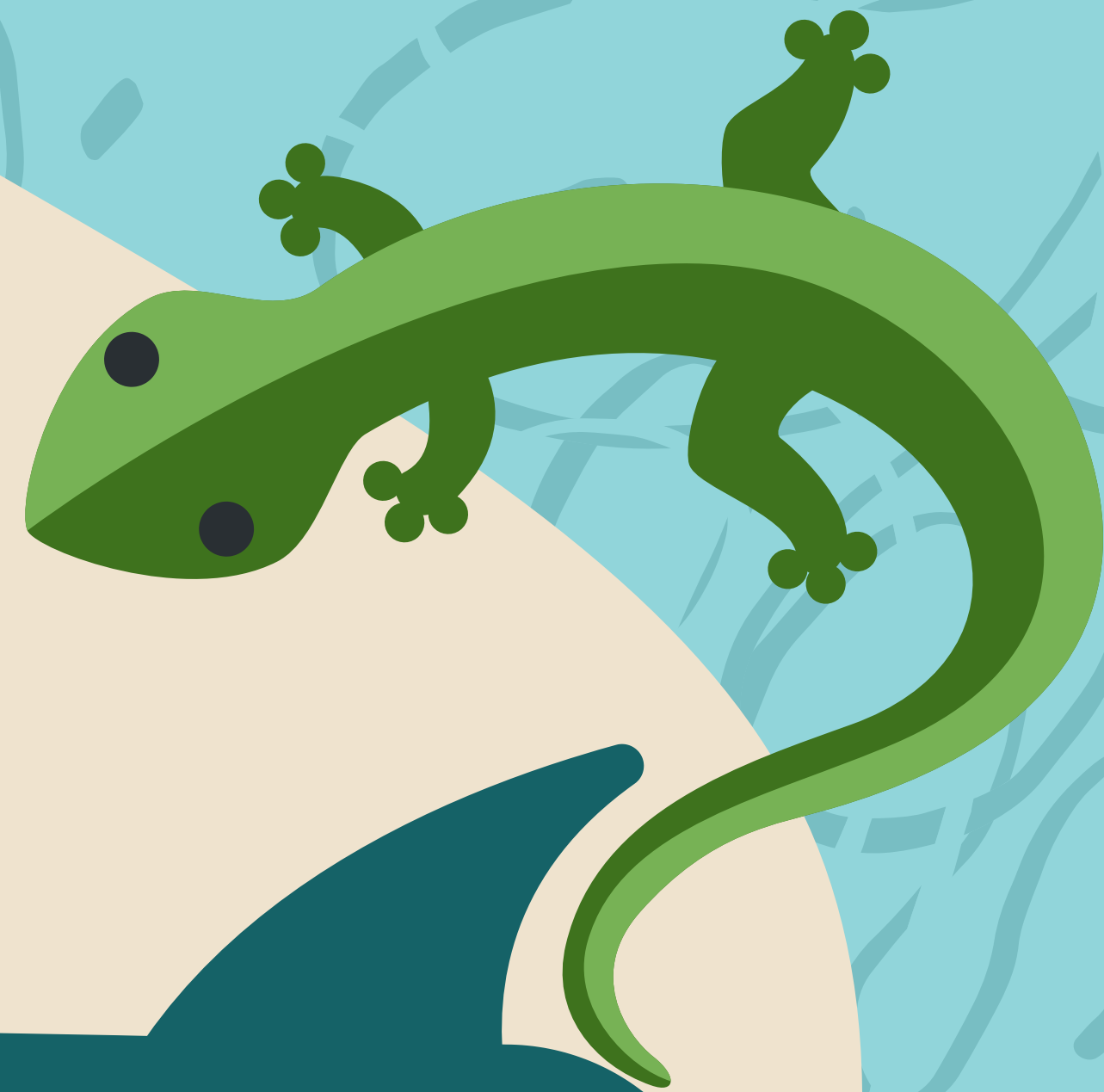
Can my landlord
charge me extra fees
or a pet rent/ deposit?



Landlords cannot require an additional
pet security deposit, insurance or charge
pet rent for assistance animals.

Security deposits in CA includes pet
deposits.

My landlord's insurance does not cover pitbull type breeds, what can I do?



Fair housing laws require an individual assessment of each case that is based on credible & objective evidence-- not stereotypes or assumptions

My landlord
falsely accused
my pet of causing
serious harm.
What are the
rules?



What is a "Direct Threat?"



Animal causes significant harm to others
or causes substantial physical damage to
property of others

AND

Harm can't be sufficiently reduced or
eliminated by a RA request.



Direct Threat

Factors to Consider



01 Nature, duration, and severity of the risk

02 Likelihood direct threat or substantial damage will actually occur

03 Reasonable accommodation that will mitigate or eliminate the problems creating the direct threat

Mitigating the Direct Threat

01

Spay/Neuter

02

ALWAYS keep
dogs on leash.



03

Use a soft muzzle
for a time.



04

Get a behavioral
assessment from a
trainer

05

Offer to enroll
dog in training
classes



Insurance Companies

The Landlord and the Insurance Company



MUST show that a direct threat causes an undue financial burden on their business.



Comparable coverage has to be considered.



03

Best Practices for Tenants

General Tips for all renters

Tips for Moving with a Pet or Assistance Animal

General Tips for Tenants

Get Proof of Payment



Never pay with cash.

Direct Deposit,
Cashier's Check, and
Money Orders okay.

Personal Checks are
IOUs. Issues with
Landlords not cashing
or checks bouncing.

Landlord/Tenant Communication



Always communicate
in writing.

If communication
happens by phone or
in person, follow-up
with text, email, or
letter regarding the
conversation.

Deny False Claims



Follow-Up with Animal
Services re any false
report to refute
claims.

Try to get a report or
letter from Animal
Services or relevant
agency regarding
false report.

Join a Tenant Group



Los Angeles Tenants
Union (LATU)

Alliance of
Californians for
Community
Empowerment
(ACCE)

Tips for Moving with Pets

- Pet Resume
- Spay/Neuter Certificate
- Vaccination records
- Licensing Documentation
- Support animal letter



Pet Resume!

Share the cutest photo of your pet!

Highlight any relevant **training**.

Attach proof of **spay/neuter**,
licensing, **vaccination** records,
references from **trainers**,
assistance animal letter from
provider (if applicable).

This is your pet's time to shine!



PET NAME

AKA LOVE MONSTER

 Owner Name
 856-082-2345
 OWNER@EMAIL.COM
 LOS ANGELES, CALIFORNIA

HOBBIES

- SLEEPING
- GETTING BELLY RUBS
- PLAYING AT THE DOG PARK
- MORE SLEEPING
- WATCHING SUNSETS WITH MOM

TRAINING

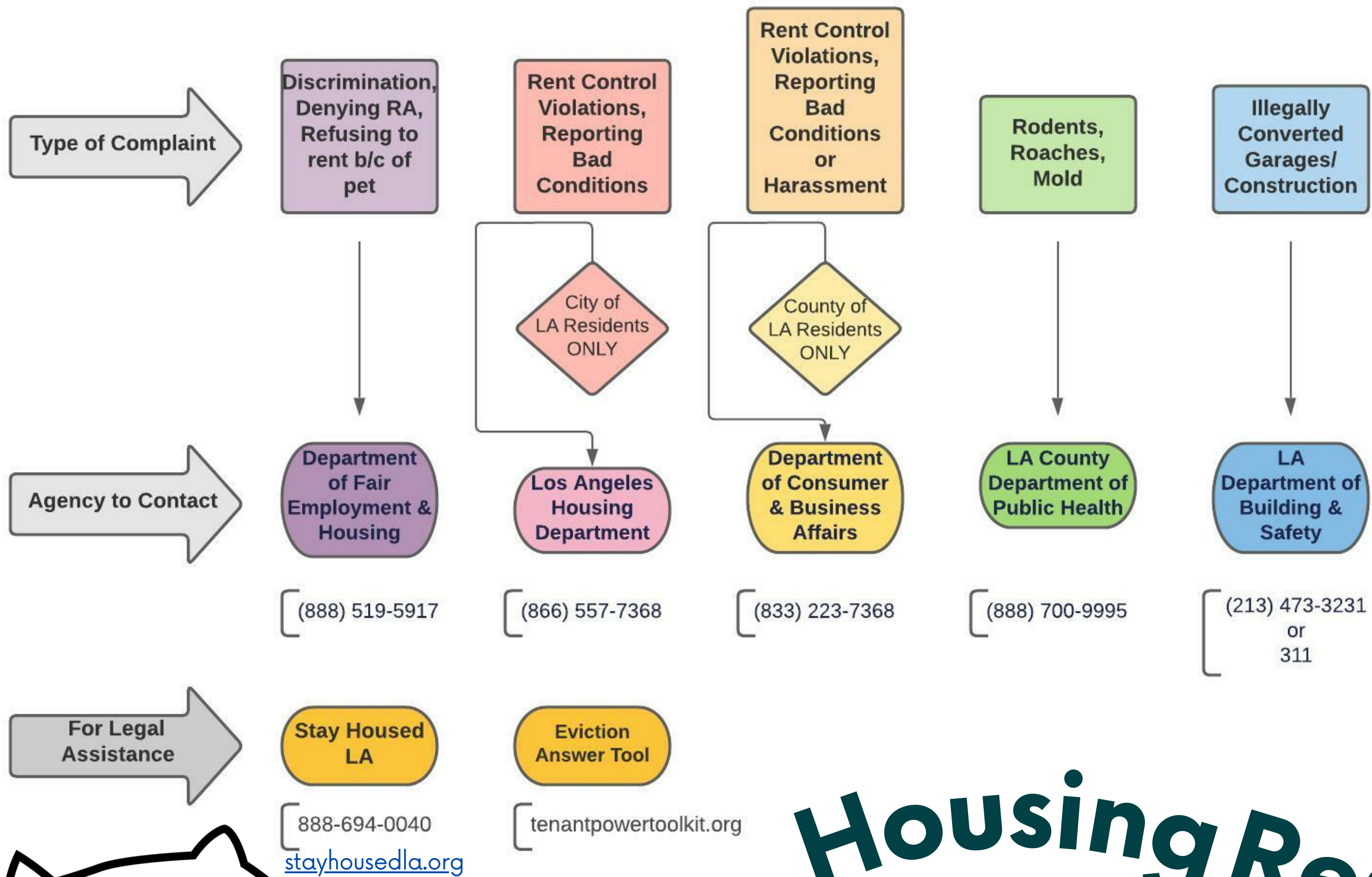
- **HOUSE TRAINED** SINCE 2018
- **CANINE GOOD CITIZEN TRAINING CERTIFIED** IN 2019

ABOUT MY OWNER

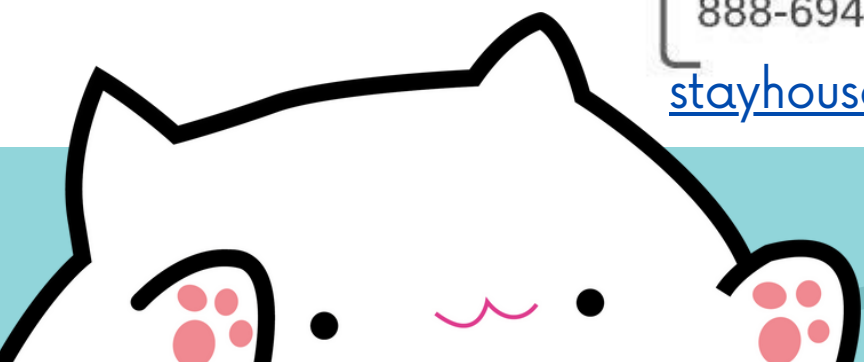
- I have had 3 pets
- I love all animals
- None of my pets have had a serious incident

REFERENCES

 Jessica, Dog Walker
 909-867-5309
 JESSWALKSDOGS@GMAIL.COM
 1234, PLEASANT LANE



Housing Resources





HEART Impact

Since 2018,
We have helped over 1,000 people
And over 700 pets!
with pet-related housing issues.



HEART Thank you!



California
COMMUNITY
Foundation

ASPCA[®]

PETSMART
Charities



NKLA
A BEST FRIENDS' INITIATIVE

CONTACT INFO

mmmm

info@heartla.org



(323) 643-4430

HEART L.A.
3612 11th Avenue
Los Angeles, CA 90018
www.heartla.org

