LA Law Library Locations

Main Library:
(Corner of 1st & Hill)
301 W. First Street
Los Angeles, CA 90012
(213) 785-2529

Mon, Wed, Thu, Fri: 8:30–6:00pm
Tue: 8:30–8:00 pm
Sat: 9:00–5:00 pm

Courthouse Branch Locations:
Long Beach, Torrance

Courthouse eBranch Locations:
Long Beach, Norwalk, Pomona, Torrance,

Public Library Partnerships:
Compton, Lancaster, Pasadena, Van Nuys, West Covina

www.lalawlibrary.org
Remote Locations

• Courthouse Branch Locations:
  Long Beach, Norwalk, Pomona and Torrance

• Public Library Partnerships:
  Compton Library, Lancaster Regional Library,
  Norwalk Public Library, Pasadena Public Library,
  Los Angeles Public Library Van Nuys Branch,
  West Covina Public Library

Visit www.lalawlibrary.org for more information
Overview

• The LA Law Library was established in 1891
• The current building was opened in 1953
• Largest print collection in a public law library west of the Mississippi River
  - Seven floors
  - 35 miles of shelving
  - 1,000,000 equivalent volumes including print and digital
Print Collection

- Primary and secondary legal materials for all 50 states, federal and multi-state Foreign and International materials
- Extensive historical collection including early California and state colonial materials
- California and Ninth Circuit Appellate and Supreme Court briefs
Electronic Databases

- California State Briefs
- CEB OnLAW
- Foreign Law Guide
- HeinOnline
- Index to Foreign Legal Periodicals
- LA Law Library Catalog
- LLMC Digital
- Legal Information Reference Center
- Legal Trac

- Lexis Advance
- SmartRules
- U.S. Supreme Court Records and Briefs, 1832-1978
- Westlaw
- Wolters Kluwer Cheetah
- Xspouse
What We Do

• Suggest research avenues and sources for research, identify and locate citations

• Explain how to use legal materials

• Explain the law-making process

• Assist in finding forms

• Aid in the use of electronic resources including Westlaw and Lexis (online databases that contain cases, codes, and statutes for all 50 states and secondary materials), CEB OnLAW and HeinOnline

• Teach public classes
Library Services

• Reference Service
  – in library, by phone, email, mail and live chat through 24/7 Reference Cooperative

• Document Delivery Service

• Members Program

• Computer Services

• Circulation
  – Borrower registration program
  – Reserve books and more…

• Facility Rentals
  - Training Center
  - Conference Rooms
  - Office Space
  - Private Events (up to 500 ppl)

• Instruction
  - Public training classes
  - MCLE courses
  - Tours

www.lalawlibrary.org
Where You Begin: Landlord-Tenant Law & Resources

Instructor: Ryan Metheny
Managing Librarian, Legal Education
Agenda for Today’s Class

1. Landlord-Tenant Law: Overview
2. Library & Online Information Resources
3. Resources for In-Person Assistance
4. Resource Exploration (time permitting!)
Landlord-Tenant Law: What We Will Cover Today

1. Overview (basic concepts)
2. Application and Acceptance/Rejection
3. Rental Agreements (Leases)
4. Sharing and Subleasing
5. Rent
6. Right to Privacy
7. Habitability and Repairs
8. Security Deposits and Moving Out
9. Evictions (briefly)
Landlord-Tenant Law: Overview

• What is a tenancy?
  – A possessory interest in property
  – Granted by the landlord to the tenant
  – Usually, under the terms of a lease or rental agreement
  • This is a contract between landlord and tenant, with duties each side must perform
  – Tenancy begins upon transfer of possession
Landlord-Tenant Law: Overview

- Tenancies come with rights and responsibilities:
  - Landlords in California may not resort to “self-help” evictions: must file lawsuit
    - This requires notice and an opportunity to be heard in court be given to tenant
  - Laws require landlords to maintain minimum standards for residential units
  - Tenants must pay rent, cannot damage premises, and must abide by any other terms of lease
Landlord-Tenant Law: Overview

• You don’t need a lease to be a tenant
  – When landlord *consents* to you occupying
    the premises = tenancy (Civ. Code, §§ 1943-1945)
    • Still have to pay *reasonable* rent

• Landlord can consent to a tenancy by:
  – Accepting rent
  – Being told about occupancy and not
    objecting
  – Other situations where consent implied or
    expressed
• Relationships that are not a tenancy:
  – **Licensor-licensee**: Licensee allowed onto premises for specific purpose (theme park, concert, etc.)
  – **Proprietor-lodger**: Contractual right to occupy part of premises under control of owner (hotel guest)
    • However, long-term lodgers can have tenant-like rights under rent control laws
Application and Acceptance/Rejection

• Applying for a residential tenancy:
  – **Screening fees**, e.g., credit checks, etc., are limited to about $30 (Civ. Code, §1950.6)
    • Itemized receipt required
    • Copy of credit report given to tenant if requested
  – Sometimes, a **holding deposit** (fee to “hold” unit pending your application). Law unclear as to:
    • What amount permissible, and
    • How much of deposit landlord must return.
    • So, be sure to get in writing how much landlord will return if you don’t end up renting.
Application and Acceptance/Rejection

- **Security deposits** for residential tenants capped at **2X rent** for unfurnished units (Civ. Code, §1950.5, subd. (c))
  - More on security deposits later
Application and Acceptance/Rejection

• Landlords **may not discriminate** based on:
  – Race, religion, ancestry, sex, marital status, disability, source of income, sexual orientation, medical condition, victim of domestic violence, or immigration status

• Many state, federal, and local laws prohibit discrimination in housing (see Civil Rights class for more details)

• Major ones include: **Unruh Act**, state **Fair Employment and Housing Act (FEHA)**, federal **Fair Housing Act (FHA)**, local ordinances may prohibit discrimination based on **Section 8 eligibility**
Application and Acceptance/Rejection

• Landlords may use other selection criteria that measure your ability to pay rent and be a good tenant
  – Credit, income, background check

• However, criteria that have “disparate impact” on basis of race, sex, etc., may not be used
  – Example: Refusal to honor income of unmarried live-in partner (discriminates on basis of marital status)
  – Strict minimum income requirements can have “disparate impact,” too
Application and Acceptance/Rejection

• Landlords also must make **reasonable accommodations** for tenants with disabilities (federal FHA)
  – Disabled tenant with service animal, for example, must usually be given exception to a “no pets” policy
  – Tenant must give **notice** that accommodation is needed
  – Requested accommodation must be “**reasonable**”

• Landlords also must allow **reasonable physical modifications** to units at expense of disabled tenant
Rental Agreements

• Once application is approved, usual next step is forming the rental agreement (or lease)
• Both sides must agree to all the terms. It is a contract between two parties
• But, residential tenant may not have much bargaining power to change terms
• Laws limit what landlord can include in the terms of the lease
Rental Agreements

- A rental agreement not required, but can be a good idea
  - Makes expectations clear for both sides
    - When is rent due?
    - Who pays which utilities?
    - Does tenant get parking on-site?
  - Agreement can be verbal
  - Written agreement required for lease exceeding one year
Rental Agreements

• Typical provisions in a rental agreement:
  – Length of tenancy/lease (one year is typical)
  – Rent amount
  – Deposit and fees
  – Utilities (who pays which)
  – Condition of unit
    • Review carefully and make sure you agree!
  – When/how landlord may enter (more on this later)
  – Occupancy limits
  – Restrictions on use of property ("house rules")
  – Assignments & subletting (more on this later)
  – Disclosures (mold, lead, periodic pest control)
Rental Agreements

• Rental agreement provisions to look out for:
  – Landlord **not liable for damages from faulty maintenance** *(illegal – Civ. Code, § 1953)*
  – Provision saying **tenant responsible for repairs** *(usually illegal – Civ. Code, § 1942.1)*
  – Any **waiver** of: self-help repair rights, rent control laws, or notice before eviction, right to **jury trial**, or right to **appeal** *(illegal)*
  – **Attorney’s fees** to landlord if landlord must sue
    • This can actually be okay because tenant also gets attorney’s fees if tenant sues successfully (Civ. Code § 1717(a)), regardless of what agreement says
Rental Agreements

• More rental agreement provisions to look out for:
  – **Late charges** *(illegal if they exceed reasonable costs to landlord of receiving rent late – Civ. Code, § 1671, subd. (d))*
  – **Restrictions on overnight guests** based on age, gender, race, etc. *(illegal – Unruh Civil Rights Act)*
  – Requiring **advance approval /notice of overnight guests**
  – Requiring **notice on specific day of month** *(illegal – Civ. Code, § 1946.1)*
  – Requiring **cash/money order rent** *(illegal – Civ. Code, § 1947.3)*
Rental Agreements

• Tips on negotiating lease:
  – You have more **bargaining power** the more landlord needs you
    • In current market...may not be much
  – Make sure any lease **modifications in writing**
    (either in rental agreement itself or in separate document signed by both parties)
  – **Carefully check premises** and use checklist to write down any damages before you move in
  – **Know your manager**
    • If having problems, copy landlord on communications to manager
Rental Agreements

After expiration of a lease/rental agreement, terms of lease continue only if landlord consents (e.g., by accepting rent) (Civ. Code, §1945)

- But rent control laws can require landlord to keep tenant on past expiration unless just cause for eviction
  - This can include roommates of a tenant with a written agreement (Getz v. City of West Hollywood (1991) 233 Cal.App.3d 625, 629-630)
Sharing & Subleasing

Signing a lease with a roommate?

• Each of you is **responsible to landlord for full amount** of rent and any damage caused
  ▪ You can sue roommate to get back any amount you pay for him, though

• You should have a **written agreement with roommate** laying out:
  ▪ Who pays how much rent, utilities
  ▪ What to do if someone wants to move
  ▪ Saying other roommate must consent to any overnight guests
  ▪ See sample in Nolo *Tenants’ Rights* book
Sharing & Subleasing

New person moving in?

• Roommate agreement with new person?
• Agreement with landlord may require you to get his/her consent first
• New roommate will not have legal rights of a tenant unless landlord consents
  ▪ Have roommate sign a new lease with landlord if landlord is willing, or
Sharing & Subleasing

What type of agreement should current tenant have with new roommate?

- **Sublease?**
  - Tenant becomes landlord to subtenant
  - Subtenant generally does not have legal relationship with landlord
  - Subtenant’s rights extend only so far as tenant’s rights (can’t have one-year lease if tenant has month-to-month tenancy, for example)
  - But, lease often requires landlord consent to subtenant
  - Ask a reference librarian for sample subtenancy forms
- Or, just get landlord consent to tenancy and sign roommate agreement?
Sharing & Subleasing

Dealing with harassment, domestic violence, and abuse:

• You can seek restraining orders against someone you live with or who visits you. See [http://www.courts.ca.gov/selfhelp-abuse.htm](http://www.courts.ca.gov/selfhelp-abuse.htm)

• If you get a restraining order you can:
  - Demand landlord change locks, or change locks yourself (Civ. Code, §§ 1941.5, 1941.6)

• Landlord cannot discriminate against you because you were victim of abuse
Rent

• *After* term of lease ends, landlord may increase rent

• Increase of less than 10% requires 30 days notice, more than 10% 60 days notice (Civ. Code, § 827, subd. (b))

• But may be subject to rent control, which caps amount of increases
Rent Control

  - Applies to buildings more than 15 years old, with some exceptions (see Civ. Code § 1946.2(e))
  - Caps rent increases at 5% plus inflation, starting at rent level based on Mar. 15, 2019
  - Requires “just cause” to evict covered tenants, with some exceptions (see Civ. Code § 1946.2(b))
  - Does not change local rent control laws
Rent Control

• Some parts of state have **local rent control ordinances**
• City of Los Angeles rent control:
  – Annual rent increases set each year (3-8%)
  – Usually limits evictions to “**just cause**”
  – “No-fault” evictions allowed for limited reasons, but tenant must be given relocation assistance. See: [https://hcidla.lacity.org/Eviction-Tenant-is-Not-At-Fault-Renters](https://hcidla.lacity.org/Eviction-Tenant-is-Not-At-Fault-Renters)
  – Municipal Code chapter XV, §§ 151.00-155.09
• See Nolo California Tenants’ Rights pp. 303-304
Rent

• Late fees:
  – Must be “reasonably related” to amount of money it cost landlord to deal with lateness (Civ. Code, § 1671, subd. (d))
  – What’s reasonable? $5? $100?
Right to Privacy

• Tenant’s right to privacy: Civ. Code, § 1954
  – Landlord may enter to deal with emergency, or with your permission
  – With written notice, landlord may enter to:
    • Make needed repairs (24 hours)
    • Show the property (24 hours)
    • Do final inspection (48 hours)
Right to Privacy

• Entries requiring notice limited to “normal business hours”
• Must specify exact date
• Privacy rights cannot be waived in lease (Civ. Code, § 1953, subd. (a)(1))
• Rules for entry by landlord more complicated when showing to potential purchaser (Civ. Code § 1954, subd. (d)(1))
Habitability and Repairs

Tenant has right to “habitable” unit. This right cannot be waived in lease or otherwise. (Civ. Code, §§ 1941.1, 1941.3.)

Habitable units must have following in good repair: windows, doors, roof; plumbing; water supply; heating; electrical lighting; clean, maintained grounds; garbage receptacles; deadbolts on some doors, windows; no lead paint hazards; other technical requirements (building and fire codes)
Habitability and Repairs

Tenant also has duty not to “contribute substantially” to any repair problem that might arise (Civ. Code, § 1941.2).

– You have to keep things clean, use appliances and fixtures properly, etc.
– You’re responsible for things you break carelessly.
– But, landlord responsible for “normal wear and tear”
Habitability and Repairs

What if repairs need to be made?

– If landlord responsible for it, ask landlord in writing to make repair
– Keep notes on conversations
– See sample request letters in Nolo California Tenant’s Rights
– Be nice
Habitability and Repairs

What if landlord won’t make repairs?

- **Report** violations to housing inspectors
- You can **withhold rent** (more on this)
- You can **repair and deduct** (more)
- If premises totally unlivable, you can move out and lease deemed over (Civ. Code, § 1933(4))
- **Sue** landlord for damages
- If in a rent control area, make **reduction in services petition** to have rent lowered
Habitability and Repairs

Withholding rent:

– Set aside money you would pay in rent
– Give written notice you intend to withhold rent until problem fixed. Refer to case Green v. Superior Court (1974) 10 Cal.3d 616.
– Collect evidence of repair problem
– Repeat request, give deadline

You will still have to pay for “reasonable value of unfit premises” after matter resolved.

(Source: Nolo California Tenant’s Rights, pp. 90-93.)
Habitability and Repairs

Repair and deduct. Tenant can make repair yourself and deduct it from the rent (Civ. Code, §§ 1942, 1942.5), but hard to do correctly:

- Give written notice of problem
- Give landlord reasonable amount of time to make repair
- Collect evidence
- Gather pricing information for repair
- Keep receipts, invoices, etc., and attach to partial rent payment

(Source: Nolo California Tenant’s Rights, pp. 90-93.)

Better to fix and sue in small claims court?
Habitability and Repairs

What about minor repairs?

– **Remedies above only apply to major “habitatibility” issues** (see Civ. Code, §§ 1941.1, 1941.3)

– For other issues, you have fewer options:
  - Ask nicely and convincingly, in writing
  - **If landlord promised** a certain condition to you (in lease, in advertising, or verbally), you can sue
  - If it’s a **code violation**, you can report it
Security Deposits and Moving Out

• For month-to-month lease, tenant needs to give 30 days notice (Civ. Code, § 1946.1)

• Break a lease?
  – Tenant can be liable for remaining rent
  – But, landlord has duty to mitigate

  – In current market, replacement tenant can be found easily, so landlord may not suffer much if any damages
Security Deposits and Moving Out

Security deposits can be used by landlord for (Civ. Code, § 1950.5, subd. (e)):

- Back rent
- Damage to unit (but not normal wear and tear)
- Clean premises, if necessary
- Any missing personal property of landlord, if lease allows
Securuty Deposits and Moving Out

Tenant should **document condition** of unit upon moving out.

Security deposits must be returned, with itemized statement of deductions, within **three weeks** (Civ. Code, § 1950.5, subd. (g)(1)).

Small claims often used to resolve disputes over deposit.
Evictions: A Brief Introduction

In California, landlords must file a lawsuit to evict tenants. No “self-help.”

Eviction lawsuits are complicated – even lawyers who specialize in doing them make mistakes sometimes!

This will be a brief intro to give some basic knowledge and a place to start.
Evictions: A Brief Introduction

Parts to an eviction ("unlawful detainer") lawsuit:

1. "Termination of tenancy" with notice
2. Service of summons and complaint
3. Setting Aside a Default Judgment
4. Motion to quash
5. Demurrer
6. Answer to complaint
7. Discovery
8. Settlement
9. Trial
10. Judgment and eviction
Evictions: A Brief Introduction

Termination of tenancy requires different types of notice depending on reason for ending & type of tenancy:

- Notice at end of fixed-term lease (not actually required)
- Three-Day Notice to Pay Rent or Quit (Code Civ. Proc., § 1161)
- Three-Day Notice to Perform Covenant or Quit (Code Civ. Proc., § 1161)
- Unconditional Three-Day Notice to Quit (Code Civ. Proc., § 1161)
- more
Evictions: A Brief Introduction

Termination of tenancy can happen many ways (cont.):

- **30-Day Notice to Terminate Month-to-Month Tenancy** (if residing there less than one year) (Civ. Code, § 1946)
- **60-Day Notice to Terminate Month-to-Month Tenancy** (if there more than one year) (Civ. Code, § 1946)
- **90-Day Notice to Terminate Month-to-Month Tenancy** for public housing, Section 8, etc. (Civ. Code, § 1954.535 – can only be done for good cause)
- **120-Day Ellis Act notice** (rent controlled unit to be taken off rental market)

**NOTE:** If unit is rent-controlled, notice requirements may be different & generally tenancy can only be terminated for “good cause.”
Evictions: A Brief Introduction

Summons and complaint:

– **Summons** requires tenant to respond to lawsuit; **complaint** contains allegations in support of eviction

– Must be served on tenant by:
  - **Personal service** (Code Civ. Proc., §§ 414.10, 415.10)
  - “**Substituted**” service (Code Civ. Proc., § 415.20, subd. (b))
  - With court’s permission, “**nail and mail**” (Code Civ. Proc., § 415.45)

– Tenant must file written response to summons with **5 calendar days** of service
Evictions: A Brief Introduction

Setting Aside a Default Judgment

– If tenant does not respond in time, landlord will ask for a default judgment

– Court may set aside default and allow tenant to respond to lawsuit if tenant did not get notice or can show excusable “mistake, inadvertence, surprise, or neglect”

– Setting aside a default is complicated, and must be done quickly before eviction complete.

Evictions: A Brief Introduction

Motion to Quash:

- Tenant can file this motion if landlord did not properly serve summons (Code Civ. Proc., §§ 418.10, 1167.4)
- If granted, landlord must start process all over
- Preparing, filing, and serving a motion is complicated. See:
  - California Tenants’ Rights, pp. 221-229
  - California Eviction Defense Manual, ch. 11
Evictions: A Brief Introduction

Demurrer:

– When complaint has legal defects, tenant can “demur.”
– For example, if complaint filed before notice expired, or if three-day notice did not give proper chance to cure.
– If sustained, landlord usually has to start over.
– See:
  • California Tenants’ Rights, pp. 230-238
  • California Eviction Defense Manual, ch. 13
Evictions: A Brief Introduction

Answer:

– This is tenant’s formal response to allegations in landlord’s complaint.
– If you have defense(s), this is where you allege them. (Habitability, retaliatory eviction, rent control violation, etc.)
– Simple form to file and mail. See:
  • Nolo California Tenants’ Rights, pp. 238-247
  • California Eviction Defense Manual, ch. 14
Evictions: A Brief Introduction

Discovery:

– If either party wants to know what information or documents other party has before trial, they can ask for it.

– This is done through:
  • Requests for Inspection
  • “Interrogatories” (written questions)
  • Requests to Admit
  • Depositions (oral questions)

– See:
  • Nolo California Tenants’ Rights, pp. 251-255
  • California Eviction Defense Manual, ch. 23
Evictions: A Brief Introduction

Settlement:

- Landlord sometimes willing to negotiate a settlement to save on costs and time of completing eviction
  - “Pay and stay”
  - Time to move and/or forgiveness of back rent
  - Probation-like agreement
- Put any settlement in writing
  - Include confidentiality
  - Resolve what happens to deposit
- See Nolo California Tenants’ Rights, pp. 255-258 and Eviction Defense Manual, ch. 9
Evictions: A Brief Introduction

Trial:

- Each side presents the **evidence in support of their allegations** in complaint/answer.
- Most tenants demand a jury trial (rather than “bench” trial) – but must do so early, and is expensive unless fee waiver filed
- (1) opening statements, (2) testimony and evidence, (3) closing arguments
- See:
  - Nolo California Tenants’ Rights, pp. 247-251
  - California Eviction Defense Manual, ch. 25
Evictions: A Brief Introduction

Judgment and eviction:

– After judgment for landlord, **writ of possession** is issued to sheriff to evict, plus **money judgment** for back rent, etc.

– Can stop or delay eviction sometimes:
  
  • **“Relief from forfeiture”** (Code Civ. Proc., §§ 1179, 1174, subd. (c)) – hardship, but can pay
  
  • **“Stay of eviction”** (Code Civ. Proc., § 1176) – need temporary relief, but can pay
Evictions: A Brief Introduction

Judgment and eviction (cont.):

– If **habitability defense** of tenant successful, tenant has **only 5 days to pay reduced back rent** otherwise eviction proceeds

– See:
  
  • Nolo California Tenants’ Rights, pp. 260-262
  
  • California Eviction Defense Manual, §§ 27.3-27.6D, 27.27-27.32
Law Library & Online Resources

• This class is just a place to start and get the basics

• For more detailed information, check out the following resources
Law Library & Online Resources

- Nolo self-help books
  - Easy to understand summaries of your legal rights & responsibilities
  - Fillable forms with instructions
  - Explanation of the eviction process from landlord and tenant points of view

www.lalawlibrary.org
Law Library & Online Resources

• Nolo titles include:
  – First-Time Landlord
  – Renters’ Rights
  – California Landlord’s Law Book: Evictions
  – Lease & Rental Agreements
  – California Tenants’ Rights
Law Library & Online Resources

- Nolo books available:
  - At LA Law Library in print
  - Online at www.lalawlibrary.org – go to Research Databases, select “click here” next to “EBSCO” (Nolo publisher), and input your two-letter state (“ca”) and county (“la”)
  - For purchase online at Amazon, elsewhere
California Courts Self-Help Website:

- [http://www.courts.ca.gov/selfhelp-housing.htm](http://www.courts.ca.gov/selfhelp-housing.htm)
- Overview of **eviction process** with links to required forms with directions
- Information on **security deposits**: what may be deducted, etc.
- **Section 8** information
Law Library & Online Resources

- Sacramento Law Library’s Law 101
  - Forms with detailed instructions
  - Answers to common questions
  - Instructional videos
  - Some info only relevant to Sacramento County

www.lalawlibrary.org
Law Library & Online Resources

• Practice guides!
  – Most **complete source** for how to handle given type of lawsuit
  – Cite relevant law *(cases, statutes)* to support your arguments
  – Written for attorneys, so can be hard to understand at first

www.lalawlibrary.org
Law Library & Online Resources

- Practice guides, cont.
  - Contain tips & pointers
  - Detailed forms & templates
  - Detailed index and tables of contents allow you to find info quickly
Law Library & Online Resources

- Practice guides, cont.
  - Valuable resource, attorneys pay lots for them
  - Only available from publisher ($) or at law library (FREE!)
Law Library & Online Resources

• Landlord-Tenant guides:
  – CEB California Eviction Defense Manual
  – Rutter Landlord-Tenant
  – CEB Landlord-Tenant
  – Many more
Resources for In-Person Assistance

Shriver Eviction Assistance Center:

• Stanley Mosk Courthouse
  111 North Hill St., Rm 115
• Free legal help with eviction cases
• Prefer to help from beginning of case
• Representation limited to low income
• Operated by partnership of four federally-funded legal aid organizations
Resources for In-Person Assistance

Full listing of L.A. area organizations that provide assistance with housing matters here:

Resources for In-Person Assistance

Neighborhood Legal Services:

- Will provide advice and/or representation in landlord-tenant, depending on situation
- For eviction issues, go to Shriver Center (led by NLS)
- Will assist with **discrimination** and other non-eviction housing issues
- **Limited by income** (federal funding limitations)
- Multiple locations: [http://www.nlsla.org/contact-us/](http://www.nlsla.org/contact-us/)
Resources for In-Person Assistance

Inner City Law Center:

• Will provide advice and/or representation in landlord-tenant, depending on situation

• For eviction issues, start at Shriver Center (ICLC helps run)

• Will assist with slum housing, rent control and other non-eviction housing issues

• Limited by income (federal funding limitations)

• http://www.innercitylaw.org/housing/, (213) 891-2880
Resources for In-Person Assistance

Housing Rights Center:

• Nonprofit devoted to fighting discrimination in housing
  – Landlord-tenant counseling
  – Discrimination investigations
  – Listings for affordable housing

• [website](http://www.housingrightscenter.org), (800) 477-5977
Resources for In-Person Assistance

Los Angeles Center for Community Law and Action:

• “Organizes buildings and neighborhoods in Los Angeles County and beyond to push back against the displacement of low-income residents from their communities.”

• Provides free legal services in support of their campaigns

• Holds weekly community meetings

• [https://www.laccla.org/contact/](https://www.laccla.org/contact/)
Resources for In-Person Assistance

Legal clinics:
• In-person consultations with a landlord-tenant attorney:
  – “Talk to a Lawyer Online!” Wednesdays at LA Law Library – LAFLA attorneys, call 213-785-2516 for appointment
  – Lawyers in the Library, every third Friday 1:00-4:00 at LA Law Library
  – Coalition for Economic Survival Wed. 7:00 p.m. and Saturday 10:00 a.m. at Plummer Park, 7377 Santa Monica Blvd.
  – Karsh Center legal clinics: http://karshcenter.org/programs-and-services/#services, 3750 West 6th Street
Resources for In-Person Assistance

Some other options:

- **Eviction Defense Network:** [http://edn.la/](http://edn.la/)
  - Nonprofit provides affordable representation

- **Lawyer referral services:** [http://www.calbar.ca.gov/Public/Need-Legal-Help/Lawyer-Referral-Service/Los-Angeles-Area](http://www.calbar.ca.gov/Public/Need-Legal-Help/Lawyer-Referral-Service/Los-Angeles-Area)
  - Find a private attorney in your area. Some will assist clients of modest means at lower rate.
Resources for In-Person Assistance

LA Law Library Reference Desk:

- Will refer you to appropriate forms, instructions, and other resources to help.
- Law library provides access to a wide range of informational resources, forms, and much more you cannot find for free online or anywhere else.
- Librarians also teach classes like this one.

www.lalawlibrary.org