







The logo for the Eviction Defense Network (Edn) features the lowercase letters 'edn' in a bold, orange, sans-serif font. The letter 'd' is notably taller than the other two letters. The logo is contained within a thin, light gray rectangular border.

Eviction Defense Network

TENANT DO'S AND DON'TS SI's y NO's DE LOS INQUILINOS

<p>WHEN YOU MOVE IN</p> <p>DO: read and understand what you sign.</p>  <p>WHEN YOU MOVE OUT</p> <p>DO: Give 30 days' written notice. DO: Ask for a move out inspection and take pictures</p>	<p>CUANDO SE MUDA A LA UNIDAD</p> <p>SI: Lea y entienda lo que está leyendo</p> <p>CUANDO SE MUDA DE LA UNIDAD</p> <p>SI: De una notificación de 30 días SI: Pida una inspección y tome fotos</p>  <p>"Sign here to indicate you have no idea what you've signed."</p> <p>DON'T: Never sign anything you don't understand. NO: Nunca firme documentos que no entienda.</p> <p>NEVER: Sign these without a lawyer: NUNCA: Firme estos sin un abogado:</p> <ul style="list-style-type: none"> Ø Estoppel Certificate Ø Voluntary Vacate Agreement
 <p>DO: Take pictures to document the condition at the unit at moving in and if anything breaks. See numbers on reverse to report bad conditions to the right agency and to find a lawyer.</p> <p>SI: Tome fotos para documentar las condiciones cuando se mudó y si algo se quebró. Use los numeros al otro lado de esta hoja para reportar malas condiciones a la agencia indicada y para contratar un abogado/a.</p>	 <p>DO: Pay the rent on time. DON'T: Pay cash.</p> <p>SI: Pague la renta a tiempo. NO: Pague en efectivo.</p> <p>DO: Get valid receipts. SI: Obtenga recibos validos</p>
<p>Fight for stronger laws Lucho por leyes más fuertes</p> <p>Join the LA Tenants Union 1st Monday at 7:00 p.m. 3303 Wilshire Blvd., 8th floor www.latenantsunion.org</p>  <p>Other Tenants Rights Groups</p> <ul style="list-style-type: none"> www.acceaction.org www.cangress.org www.cesinaction.org www.housinghumanright.org www.housinglb.org www.inquilinosunidos.org www.pasadenatenantsunion.com www.power-la.org www.saje.net www.uniondevecinos 	 <p>DO: Talk to a lawyer at the first sign of trouble</p> <p>SI: Busque un abogado a la primera señal de un problema</p> <p>Beware of notaries and paralegals that pretend to be licensed attorneys.</p> <p>Cuidado con notarios o paralegales que pretenden ser abogados con licencia</p>

Eviction Defense Network

1930 Wilshire Blvd. | Suite 208 | Los Angeles, CA 90057 | phone 213.385.8112 | fax 213.385.8181
Web: edn.la A California 501(c)(3) Nonprofit Organization

Walk in Services. Open Monday through Friday 9AM to 6PM.

If you have papers from the court walk in during office hours. Expect to wait.
If you do not have papers from the court then come Tuesday at 6PM to fill out intake. Listen to the general presentation from 7PM to 8PM.
Individual consultations from 8PM until we are done. Or come to the Thursday ACCE Clinic or the Saturday Clinic at the Church of the Epiphany. See reverse for times and locations.

Tenant Protection in LA County

Is there a rent subsidy?

Subsidized units are generally governed by laws and regulations related to the subsidy.

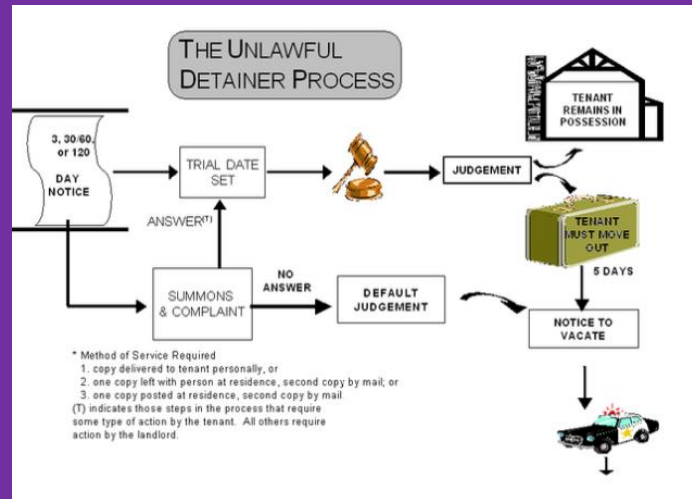
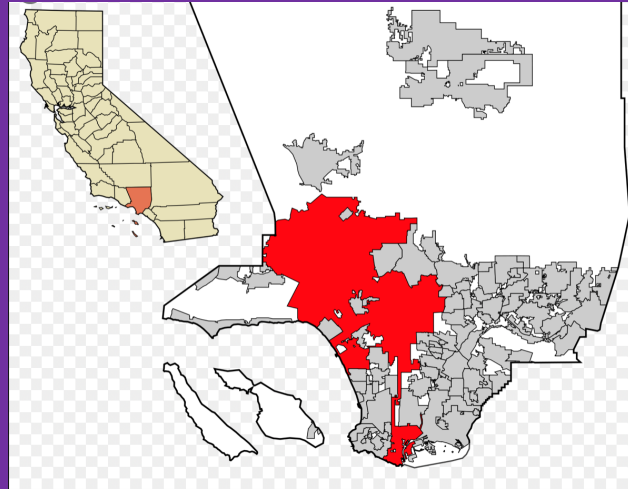
Is there a local tenant protection law?

Baldwin Park
Beverly Hills
Culver City
Glendale (eviction protection only)
Inglewood
Los Angeles
Santa Monica
West Hollywood
Unincorporated County

Is the unit protected by that law?

If no, does the TPA apply? The TPA applies if the unit is not otherwise protected and is more than 15 years old; Except SFH/Condo unless corporate owned. Except duplex if owner lives in one of the units.

Is there a rental agreement/contract?



Protección para el inquilino en el Condado de Los Ángeles

Hay un subsidio del gobierno?

Las unidades subsidiadas tienen sus propias reglas.

Hay una ley local que control de renta?

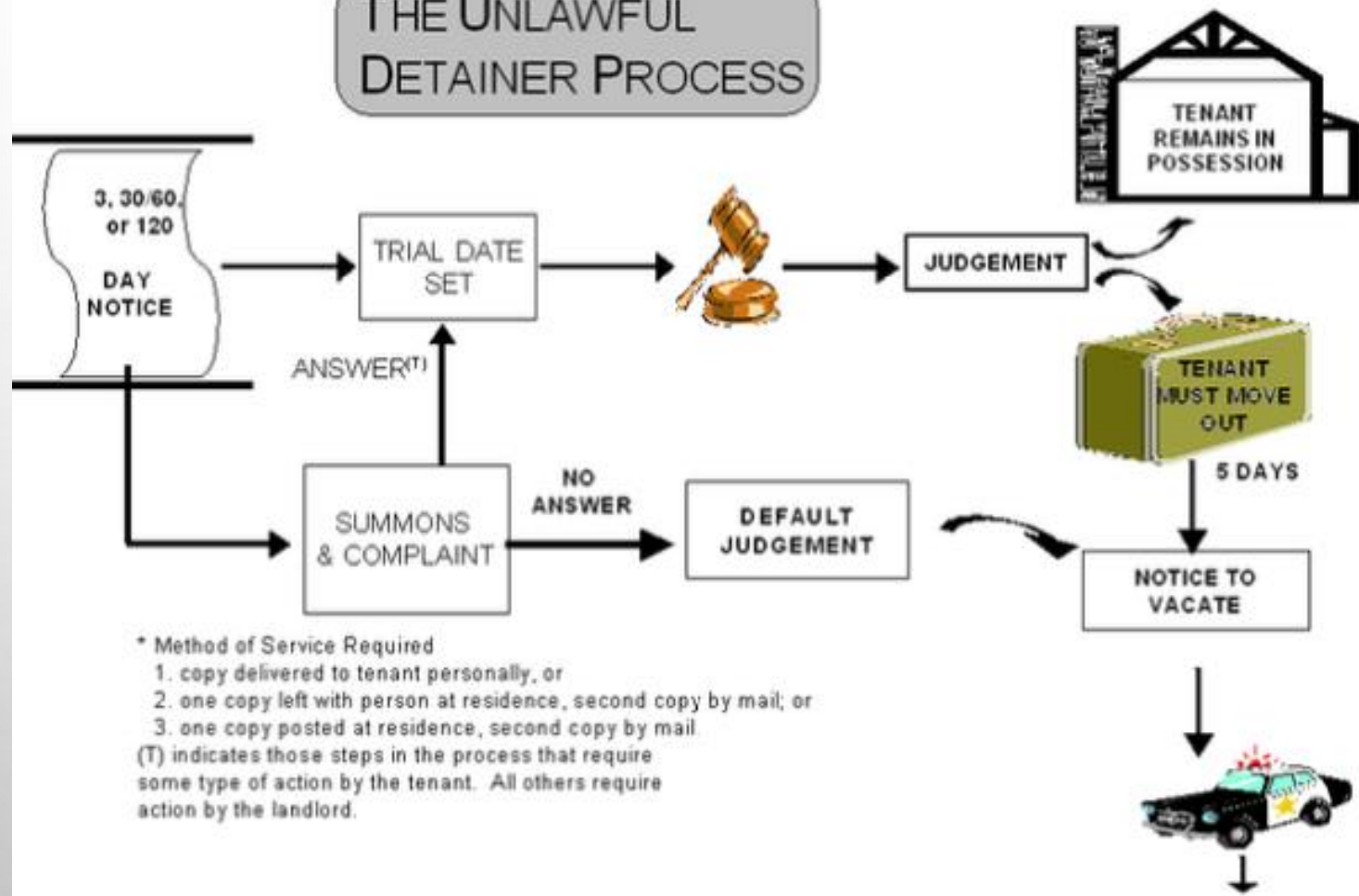
Baldwin Park
Beverly Hills
Culver City
Glendale (eviction protection only)
Inglewood
Los Angeles
Santa Monica
West Hollywood
Unincorporated County

Esta unidad esta protegida por esta ley?

Si no, aplica la ley estatal TPA? La ley estatal TPA protege a cualquier unidad que no es protegida por una ley local fuerte que tenga mas de 15 años de edad. No protege casas particulares ni condominios con la excepción de que el dueño es una corporación. Protege el dúplex con que el dueño no vive en una de las dos unidades.

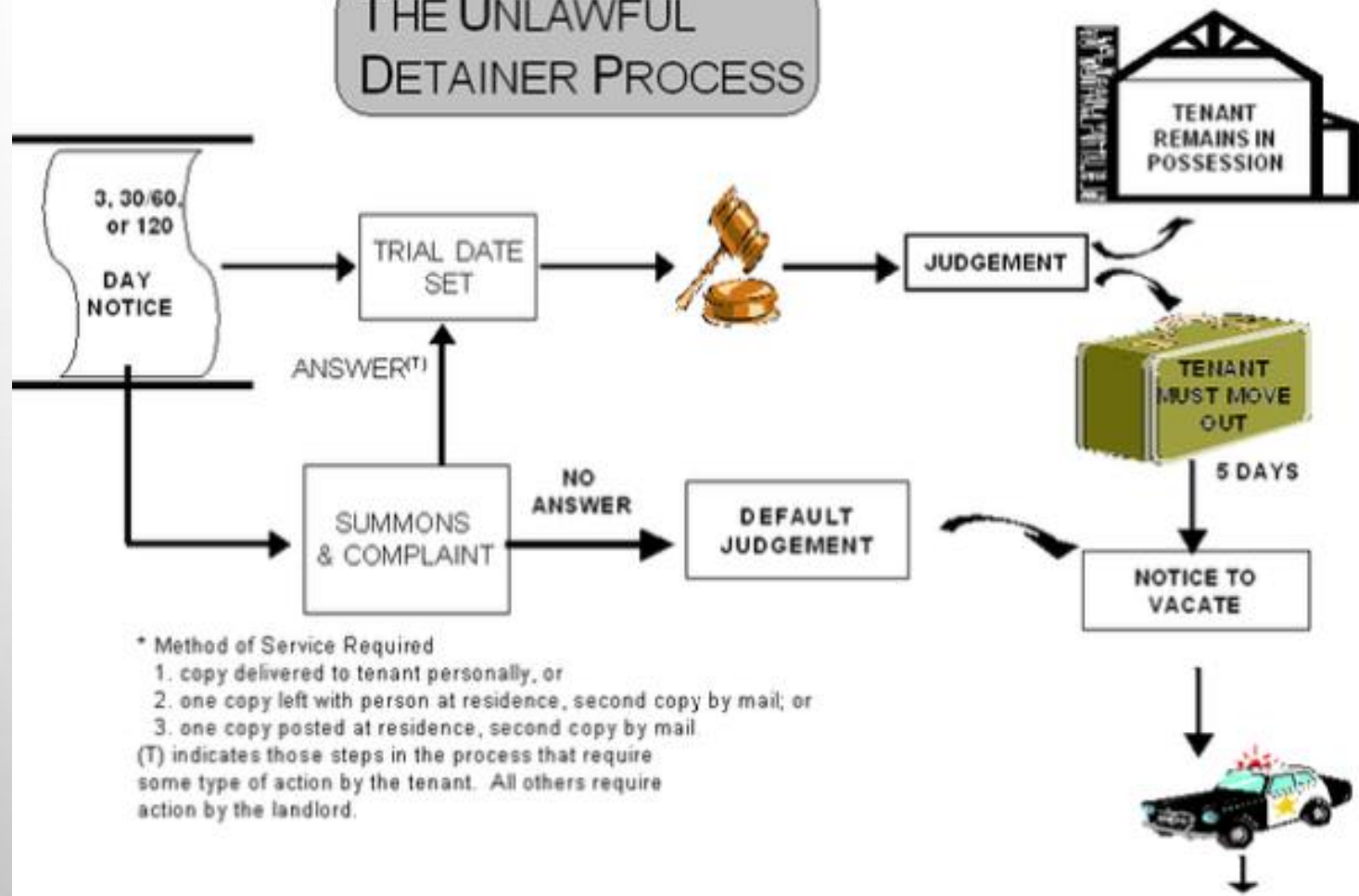
Hay un acuerdo escrito?

THE UNLAWFUL DETAINER PROCESS



* Method of Service Required
1. copy delivered to tenant personally, or
2. one copy left with person at residence, second copy by mail; or
3. one copy posted at residence, second copy by mail.
(T) indicates those steps in the process that require some type of action by the tenant. All others require action by the landlord.

THE UNLAWFUL DETAINER PROCESS



* Method of Service Required
1. copy delivered to tenant personally, or
2. one copy left with person at residence, second copy by mail; or
3. one copy posted at residence, second copy by mail.
(T) indicates those steps in the process that require some type of action by the tenant. All others require action by the landlord.

COMPLAINT AND ANSWER

An illustration of a courtroom. On the left, a man in a blue suit and red tie stands at a wooden podium, holding papers. A nameplate on the podium reads "Party". In the center background, a document with horizontal lines is displayed. On the right, a judge in a black robe sits at a desk with two books labeled "LAW". A large circular seal with an eagle is on the wall behind the judge. The scene is set against a light green background with vertical lines.

The landlord tells the court what they believe the tenant did wrong in the Complaint.

The tenant tells the court what their side of the story is and their legal defenses in the Answer.

SUMMONS

The paper that tells a defendant that he or she is being sued and asserts the power of the court to hear and determine the case. A form of legal process that commands the defendant to appear before the court on a specific day and to answer the complaint made by the plaintiff.

Party



SUMMONS
(CITACIÓN JUDICIAL)
UNLAWFUL DETAINER—EVICTION
(RETENCIÓN ILÍCITA DE UN INMUEBLE—DESALOJO)

SUM-130

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 5 days. You have 5 DAYS, not counting Saturdays and Sundays and other judicial holidays, after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff.

A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services website (www.lawhelpca.org), the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), or by contacting your local court or county bar association.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Usted ha sido demandado. Si no responde dentro de 5 días, el tribunal puede emitir un fallo en su contra sin una audiencia. Una vez que le entreguen esta citación y papeles legales, solo tiene 5 DÍAS, sin contar sábado y domingo y otros días feriados del tribunal, para presentar una respuesta por escrito en este tribunal y hacer que se entregue una copia al demandante.

Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no presenta su respuesta a tiempo, puede perder el caso por falta de comparecencia y se le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados local.

EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos con un gravamen sobre cualquier cantidad de \$10,000 ó más recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desestimar el caso.

1. The name and address of the court is:
(El nombre y dirección de la corte es):

CASE NUMBER *(número del caso):*

2. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):*

**NOTICE OF UNLAWFUL DETAINER
(EVICTION)**

FILED
Superior Court of California
County of Los Angeles

12/21/2017

Sherri R. Carter, Executive Officer / Clerk

By: G. Drapac Deputy

G. Drapac

ALL OCCUPANTS

Los Angeles, CA 90038

RIDGELEY 744 LLC vs 1

An Unlawful Detainer complaint (eviction action) has been filed, naming you as a defendant. It is important for you to take immediate action. **YOU ARE ALLOWED FIVE (5) DAYS AFTER YOU ARE SERVED TO RESPOND TO THE COMPLAINT.**

The following organizations, among others, may be contacted for legal advice:

- | | | | |
|--|----------------|---|----------------|
| • Bet Tzedek Legal Services (L.A. County) | (323) 939-0506 | • Legal Aid Foundation of Los Angeles | (213) 640-3881 |
| • Legal Aid Society of Orange County | (909) 834-5001 | • Los Angeles Center for Law and Justice | (323) 980-3500 |
| • Eviction Assistance Center (Shriver) | (818) 485-0578 | • Los Angeles Bar Association | (213) 243-1525 |
| (For help with cases filed only at Stanley Mosk
Courthouse, 111 N. Hill Street, Rm. 115, Los Angeles) | | • Neighborhood Legal Service of Los Angeles | (800) 433-6251 |

The State Bar of California certifies lawyer referral service in California and publishes a list of certified lawyer referral services organized by county. To locate a lawyer referral service in your county, go to the State Bar's website at www.calbar.ca.gov or call 1-866-442-2529.



Persons with disabilities may request an accommodation by completing a REQUEST FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES form (Judicial Council Form MC-410). Forms are available in the clerk's office, on the court's Web site, or will be mailed upon request. Submit the completed form to the clerk or ADA Coordinator at the courthouse where your case is pending. Form MC-410, and any other pleadings in this case, may be filed by Fax. For more information, contact the ADA Coordinator's office at (213) 830-0817, TDD (213) 633-4863 or visit the court's Web site at www.lscourt.org.

During the first 60 days from the date of filing, the case file may only be reviewed by the following persons:

- 1) Any party listed in the action.
- 2) An attorney for one of the parties.
- 3) Any other person who provides the clerk the following: (a) Name of at least one plaintiff and one defendant in the action and the address, including any applicable apartment, unit, or space number of the subject premises, (b) The name of one of the parties in the action or the case number and can establish through proper identification that s/he lives at the subject premises.

Persons who do not meet the requirements described above cannot access the court index, register of actions, or other court records until 60 days after the complaint is filed, except pursuant to an ex parte order upon a showing of good cause.

CERTIFICATE OF MAILING

I, the below-named Executive Officer / Clerk of the above-entitled court, do hereby certify that I am not a party to the cause herein, and that on this date I served the Notice of Unlawful Detainer (Eviction) upon each party or counsel named and to "All Occupants" at the subject premises by placing the document for collection and mailing so as to cause it to be deposited in the United States mail at the courthouse in Los Angeles, California, one copy of the original filed / entered herein in a separate sealed envelope to each address as shown with the postage thereon fully prepaid, in accordance with standard court practices.

Sherri R. Carter, Executive Officer / Clerk

Date: 12/21/2017

By: G. Drapac

Deputy Clerk

NOTICE OF UNLAWFUL DETAINER (EVICTION)

TRIBUNAL SUPERIOR DE CALIFORNIA, CONDADO DE LOS ÁNGELES
NOTIFICACIÓN DE JUICIO DE DESAHUCIO (DESALOJO)

Se ha presentado una demanda de retención ilícita (acción de desalojo) que lo nombra a usted como demandado. Es importante que tome medidas de inmediato. **TIENE CINCO (5) DÍAS DE LA FECHA EN QUE RECIBIÓ ESTE AVISO LEGALMENTE PARA RESPONDER A LA DEMANDA.**

Puede comunicarse con las siguientes organizaciones, entre otras, para obtener asesoramiento legal:

- | | | | |
|---|----------------|--|----------------|
| • Sociedad de Ayuda Legal del Condado de Orange | (800) 834-0001 | • Fundación de Ayuda Legal de Los Ángeles | (213) 640-3881 |
| • Centro de Asistencia para Desalojo (Shriver)
(Si necesita ayuda con casos presentados solamente en la corte Stanley Mosk, 111 N. Hill St., Sala 115, Los Angeles.) | (818) 485-0578 | • Colegio de Abogados del Condado de Los Ángeles | (213) 243-1525 |
| | | • Servicios Legales de Barrio de Los Ángeles | (800) 433-6251 |

El servicio de remisión a abogados del Colegio de Abogados de California publica una lista de servicios certificados de remisión a abogados clasificados por condado. Para encontrar un servicio de remisión a abogados en su condado, visite el sitio web del Colegio de Abogados en www.calbar.ca.gov o llame al 1-866-442-2529.

Las personas con discapacidades que requieran una modificación especial para acceder a los programas, servicios o actividades de la corte, pueden solicitar dicha modificación llenando el formulario *Solicitud de modificaciones para personas discapacitadas y Orden*, formulario MC-410 del Consejo Judicial, que puede obtener en la oficina del secretario y en la oficina del Coordinador de ADA de cada corte, y también solicitándolo por correo a la oficina de Coordinador de ADA. Presente el formulario llenado en la oficina del secretario o en la oficina del Coordinador de ADA de la corte correspondiente. El formulario MC-410 y todos los demás escritos de este caso se pueden enviar por fax. Si necesita información de contacto telefónico de ADA específica para su corte, visite el sitio web de la corte en <http://www.lacourt.org>.

Si necesita un intérprete de español para un caso de desalojo, hay intérpretes disponibles en cada corte. Si necesita un intérprete en otro idioma para una actuación en la corte, solicítelo antes de su fecha de audiencia en el *Portal de solicitud de intérpretes* del sitio web de la corte, al cual puede acceder seleccionando la ficha *Recursos de autoayuda (Self-Help Resources)* de la página principal de la corte: <http://www.lacourt.org>. Si bien la corte hará el mayor esfuerzo posible para ubicar a un intérprete para la fecha y hora de su audiencia, no garantizamos que haya uno disponible en forma inmediata.

Durante los primeros 60 días de la fecha de presentación, el expediente del caso solo podrá ser examinado por las siguientes personas:

- 1) Cualquier parte nombrada en el caso;
- 2) Un abogado de una de las partes;
- 3) Toda otra persona que le proporcione al secretario lo siguiente: a) El nombre de por lo menos un demandante y un demandado en el caso y la dirección, junto con el departamento, unidad o número de espacio correspondiente del predio objeto del caso; b) El nombre de una de las partes del caso o el número de caso, y puede establecer con identificación apropiada que vive en el predio objeto del caso.

Las personas que no cumplen con los requisitos indicados anteriormente no podrán acceder al índice de la corte, el registro de casos u otros expedientes de la corte hasta que hayan pasado 60 días de la fecha de presentación de la demanda, excepto conforme a una orden ex parte luego de demostrar motivos justificativos.

NOTICE: EVERYONE WHO LIVES IN THIS RENTAL UNIT MAY BE EVICTED BY COURT ORDER. READ THIS FORM IF YOU LIVE HERE AND IF YOUR NAME IS NOT ON THE ATTACHED SUMMONS AND COMPLAINT.

1. If you live here and you do not complete and submit this form, you may be evicted without further hearing by the court along with the persons named in the Summons and Complaint.
2. You must file this form within 10 days of the date of service listed in the box on the right hand side of this form.
Exception: If you are a tenant being evicted after your landlord lost the property to foreclosure, the 10-day deadline does not apply to you and you may file this form at any time before judgment is entered.
3. If you file this form, your claim will be determined in the eviction action against the persons named in the complaint.
4. If you do not file this form, you may be evicted without further hearing.
5. If you are a tenant being evicted due to foreclosure, you have additional rights and should seek legal advice immediately.

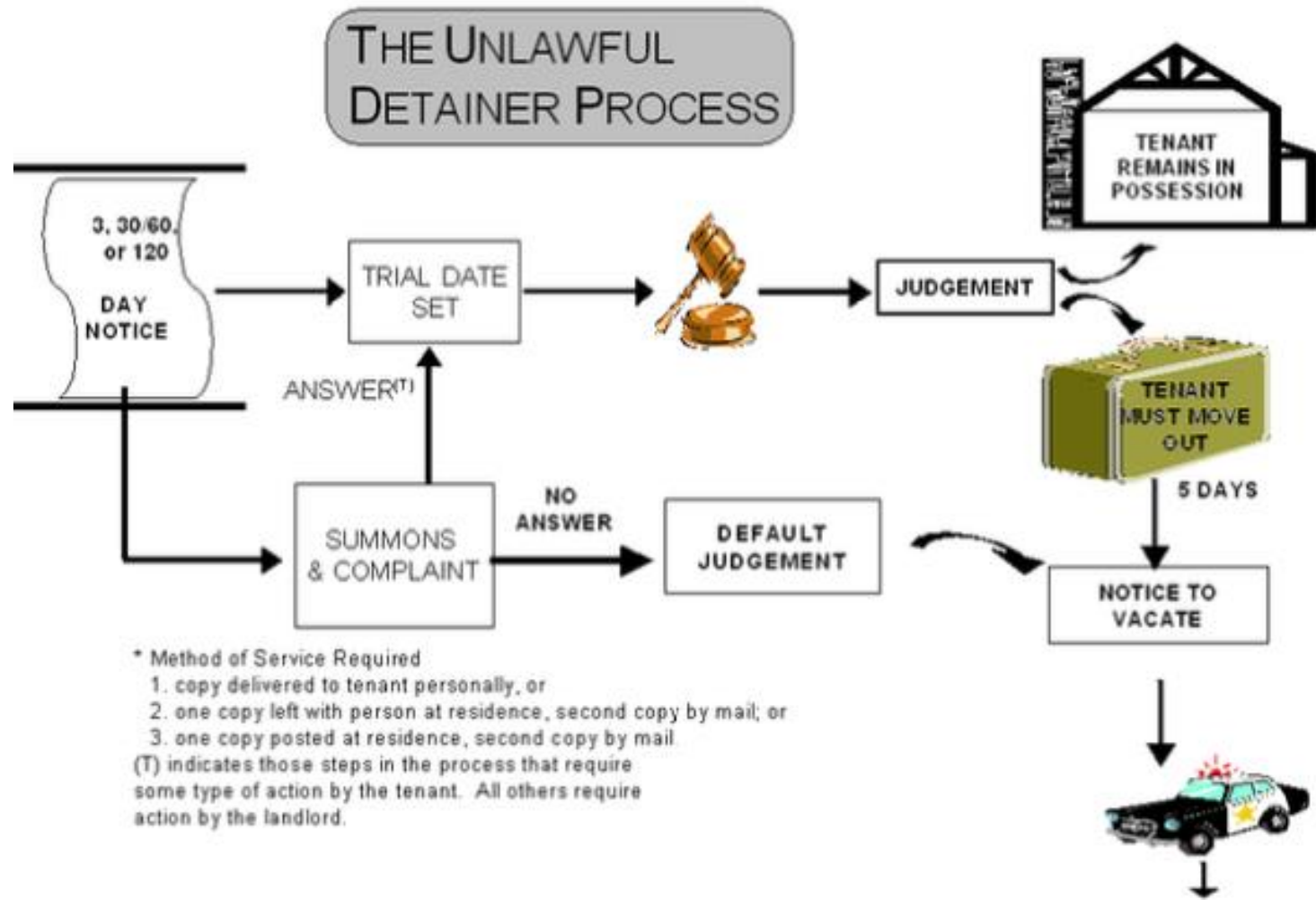
CLAIMANT OR CLAIMANT'S ATTORNEY (Name and Address): TELEPHONE NO.:	FOR COURT USE ONLY
ATTORNEY FOR (Name):	
NAME OF COURT: STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:	
Plaintiff: Defendant:	
PREJUDGMENT CLAIM OF RIGHT TO POSSESSION	CASE NUMBER:
Complete this form only if ALL of these statements are true: 1. You are NOT named in the accompanying Summons and Complaint. 2. You occupied the subject premises on or before the date the unlawful detainer (eviction) complaint was filed. (The date is in the accompanying Summons and Complaint.) 3. You still occupy the subject premises.	(To be completed by the process server) DATE OF SERVICE: (Date that form is served or delivered, posted, and mailed by the officer or process server)

I DECLARE THE FOLLOWING UNDER PENALTY OF PERJURY:

1. My name is *(specify)*:
2. I reside at *(street address, unit no., city and ZIP code)*:
3. The address of "the premises" subject to this claim is *(address)*:
4. On *(insert date)*: _____, the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises. *(This date is in the accompanying Summons and Complaint.)*
5. I occupied the premises on the date the complaint was filed *(the date in item 4)*. I have continued to occupy the premises ever since.
6. I was at least 18 years of age on the date the complaint was filed *(the date in item 4)*.
7. I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed *(the date in item 4)*.
8. I was not named in the Summons and Complaint.
9. I understand that if I make this claim of possession, I will be added as a defendant to the unlawful detainer (eviction) action.
10. *(Filing fee)* I understand that I must go to the court and pay a filing fee of \$ _____ or file with the court an "Application for Waiver of Court Fees and Costs." I understand that if I don't pay the filing fee or file the form for waiver of court fees, I will not be entitled to make a claim of right to possession.

(Continued on reverse)

THE UNLAWFUL DETAINER PROCESS



* Method of Service Required
1. copy delivered to tenant personally, or
2. one copy left with person at residence, second copy by mail; or
3. one copy posted at residence, second copy by mail
(T) indicates those steps in the process that require some type of action by the tenant. All others require action by the landlord.

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): TELEPHONE NO.: _____ FAX NO.: _____ E-MAIL ADDRESS: _____ ATTORNEY FOR (Name): _____	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF _____ STREET ADDRESS: _____ MAILING ADDRESS: _____ CITY AND ZIP CODE: _____ BRANCH NAME: _____	
Plaintiff: _____ Defendant: _____	
ANSWER—UNLAWFUL DETAINER	CASE NUMBER: _____

1. Defendant (each defendant for whom this answer is filed must be named and must sign this answer unless his or her attorney signs):

answers the complaint as follows:

2. Check **ONLY ONE** of the next two boxes:

a. Defendant generally denies each statement of the complaint. (Do not check this box if the complaint demands more than \$1,000.)

b. Defendant admits that all of the statements of the complaint are true EXCEPT:

(1) Defendant claims the following statements of the complaint are false state paragraph numbers from the complaint or explain below or on form MC-025: Explanation is on MC-025, titled as Attachment 2b(1).

(2) Defendant has no information or belief that the following statements of the complaint are true, so defendant denies them (state paragraph numbers from the complaint or explain below or on form MC-025):

Explanation is on MC-025, titled as Attachment 2b(2).

3. AFFIRMATIVE DEFENSES (**NOTE:** For each box checked, you must state brief facts to support it in item 3k (top of page 2).)

a. (nonpayment of rent only) Plaintiff has breached the warranty to provide habitable premises.

b. (nonpayment of rent only) Defendant made needed repairs and properly deducted the cost from the rent, and plaintiff did not give proper credit.

c. (nonpayment of rent only) On (date): _____ before the notice to pay or quit expired, defendant offered the rent due but plaintiff would not accept it.

d. Plaintiff waived, changed, or canceled the notice to quit.

e. Plaintiff served defendant with the notice to quit or filed the complaint to retaliate against defendant.

f. By serving defendant with the notice to quit or filing the complaint, plaintiff is arbitrarily discriminating against the defendant in violation of the Constitution or the laws of the United States or California.

g. Plaintiff's demand for possession violates the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage):

(Also, briefly state in item 3k the facts showing violation of the ordinance.)

h. Plaintiff accepted rent from defendant to cover a period of time after the date the notice to quit expired.

i. Plaintiff seeks to evict defendant based on acts against defendant or a member of defendant's household that constitute domestic violence, sexual assault, stalking, human trafficking, or abuse of an elder or a dependent adult. (A temporary restraining order, protective order, or police report not more than 180 days old is required naming you or your household member as the protected party or a victim of these crimes.)

j. Other affirmative defenses are stated in item 3k.

EVICTIION DEFENSE NETWORK

Elena I. Popp, SHN 129531
John West, SHN 126456
Sean Chandra, SHN 249528
Lucas Opreaescu, SHN 256477
Suzanna Prado, SHN 263249
Mariana Gomez, SHN 304524
Muriel Villagomez, SHN 308457
Sandy Arayza Ramirez, SHN 311516
Juan Manuel Morales, SHN 312781
Mary Chachata, SHN 315830
1939 Wilshire Blvd., Suite 208
Los Angeles, CA 90027
Telephone: 213/385-8112
Fax: 213/385-8181

Attorneys for Defendant, Qi Qiang Huang
SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Shinghoo Group (USA), Inc., a California Corporation,
Plaintiff,
vs.
Qi Qiang Huang, an individual, All Others in Possession, DOES 1 TO 10,
Defendants.

Case No. 18PDU00000
ANSWER

ANSWER

Defendant, Qi Qiang Huang, answers the Complaint herein admitting, denying and alleging as follows:

1. Defendant does not have sufficient information or belief to respond to allegations contained in paragraphs 1, 2, 4, 5 and 16 of the Complaint, and therefore upon such basis deny the same generally and specifically.
2. Defendant denies generally and specifically each and every allegation contained in paragraphs 6, 7, 8, 10, 11, 13 and 17 of the Complaint herein.
3. Defendant admits that the property in question 14 is subject to the provisions of the Los

Angelen Rent Control Stabilization, but upon information and belief denies that Plaintiff has complied with all of the requirements of the Ordinance.

4. Defendant has affirmative defenses set forth in the attachment to this Answer, which attachment is incorporated by this reference.
5. NOTICE IS GIVEN that Defendant, Qi Qiang Huang, demands a jury trial in the above-named action.

WHEREFORE Defendant prays that:

- a. Plaintiff takes nothing by this action;
- b. Defendant be awarded costs of suit and reasonable attorney fees;
- c. For such other and farther relief as the Court deems proper.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed at Los Angeles, California November 21, 2017.

EVICTIION DEFENSE NETWORK

o ELENA POPP
o SEANNE PRADO
o SEAN CHANDRA
Attorneys for Defendant

VERIFICATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, Celina Lopez, am the Defendant in this unlawful detainer action. I have read the within Answer and know the contents thereof. The same is true of my own knowledge, except as to those portions which are stated upon information and/or belief, and as to those matters I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed at Los Angeles, California on November 21, 2017.

Celina Lopez
Defendant

PROOF OF SERVICE BY MAIL
(RHS, 2015-4 C.C.P.)

I, the undersigned, hereby declare as follows:

1. I am employed by the Eviction Defense Network, County of Los Angeles, State of California. I am over the age of eighteen years and not a party to the within action. My business address is 1939 Wilshire Blvd., Suite 208, Los Angeles, CA 90027.
2. On 11/21/2017 I served the following documents on Plaintiff(s):

AMENDED ANSWER

On the interested parties in this action, by placing a true copy of those documents in a sealed envelope, with postage fully prepaid in the United States mail at Los Angeles, California, addressed as follows:

Jeffrey F. Sills
6379 Atlantic Ave
Bell, CA 90201

I (BY MAIL) I caused each envelope with postage thereon fully prepaid to be placed in the United States mail at Los Angeles, California.

I (BY FACSIMILE) I caused each document to be transmitted via facsimile to the offices of the addressee at:

I (BY PERSONAL SERVICE) I delivered each envelope by hand to the offices of the addressee(s).

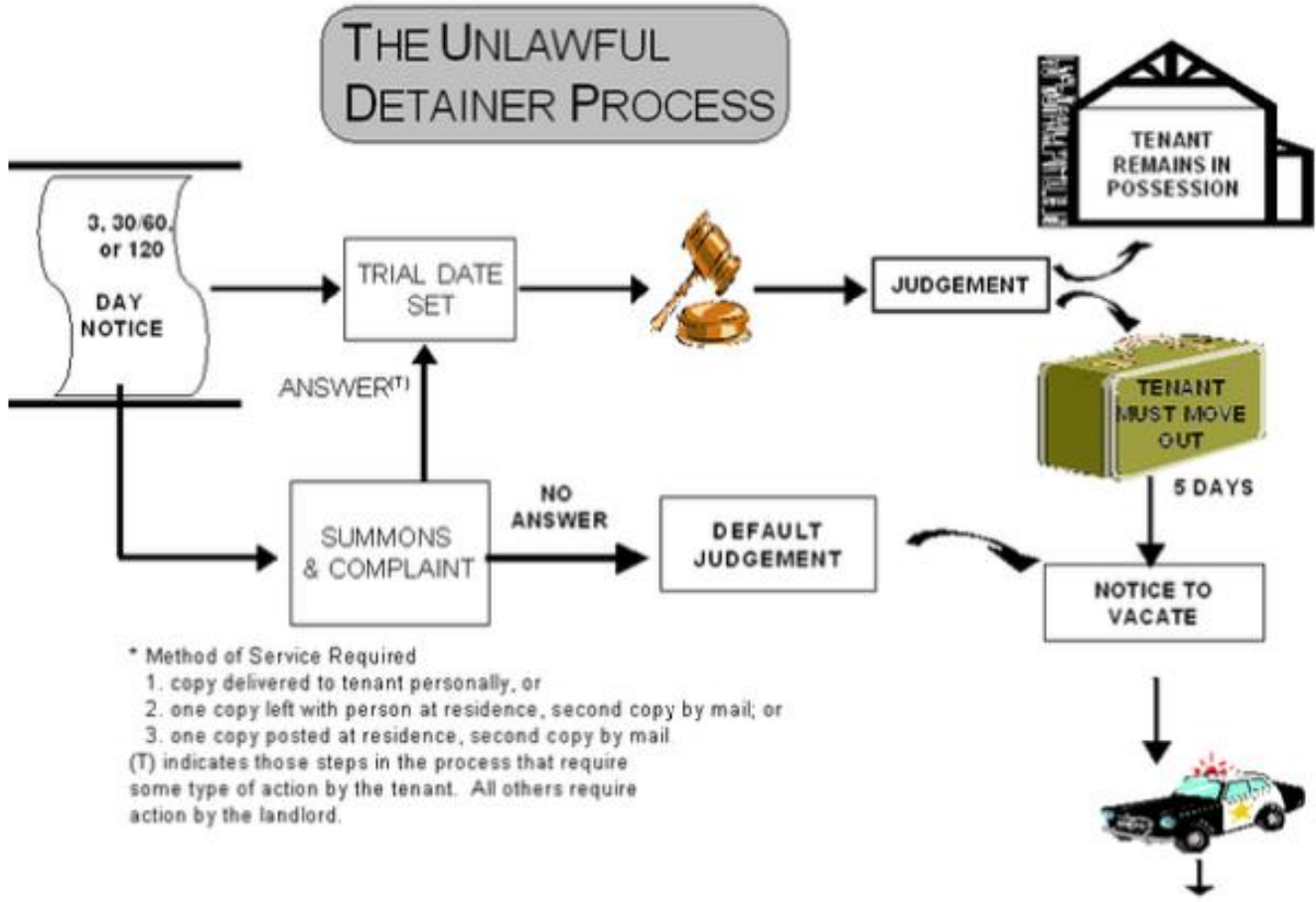
I (STATE) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

I (FEDERAL) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

This declaration was executed on the date of 11/21/17, at Los Angeles, California.

Shinghoo Meijer
Declarant

THE UNLAWFUL DETAINER PROCESS



* Method of Service Required
 1. copy delivered to tenant personally, or
 2. one copy left with person at residence, second copy by mail; or
 3. one copy posted at residence, second copy by mail
 (T) indicates those steps in the process that require some type of action by the tenant. All others require action by the landlord.

MOTION TO QUASH SERVICE

Made by a defendant that has not been properly served. In eviction cases we don't bother unless the tenant moved before the law suit started.

Party

LAW
LAW



DISCOVERY

NOUN

AN EXCHANGE OF LEGAL INFORMATION
SO THAT ALL SIDES CAN FIND OUT AND
KNOW THE FACTS OF A CASE.



640 x 480



MOTION FOR SUMMARY JUDGMENT

Made by a party that believes they should win even if everything the other party says is true.

<https://www.youtube.com/watch?v=hMhlyh2WijY>

Party

LAW
LAW

JURY/TRIAL DOCUMENTS

1. Statement of the Case
2. Witness List
3. Exhibit List
4. Instructions to the Jury on the law
5. Motions in Limine – what we don't want the jury to hear because it was more prejudicial than probative
6. Verdict form

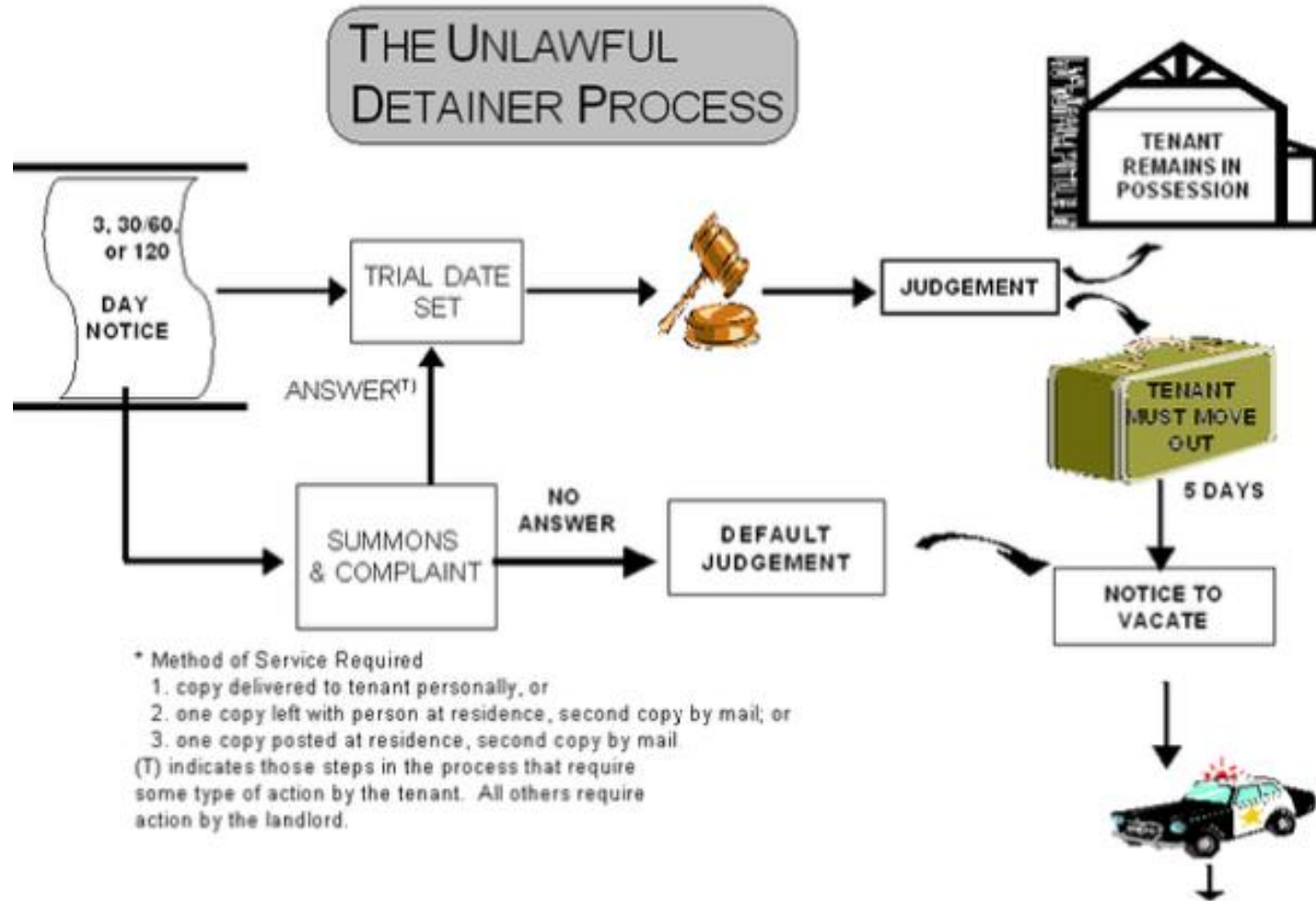


Party



LAW
LAW

THE UNLAWFUL DETAINER PROCESS



* Method of Service Required

1. copy delivered to tenant personally, or
2. one copy left with person at residence, second copy by mail; or
3. one copy posted at residence, second copy by mail.

(T) indicates those steps in the process that require some type of action by the tenant. All others require action by the landlord.

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
COURT SERVICES DIVISION

NOTICE TO VACATE

CASE NUMBER: 17STA003900

TO: Judgment debtor, members of the judgment debtor's household, and any occupants residing with the judgment debtor.

By virtue of a *Writ of Possession of Real Property*, a copy of which is attached,
YOU ARE ORDERED TO VACATE THE PREMISES DESCRIBED IN THE WRIT NOT LATER

THAN: 02/25/18, 20

SHERIFF'S DEPARTMENT (Name, Address and Telephone Number)

SHERIFF'S DEPARTMENT
ONE ROBERT STREET, RM. 9122
INGLEWOOD, CA. 90301
(310)416-9625

JIM McDONNELL, SHERIFF

By: D102

Date: 02/20/18

PLEASE PRINT OR TYPE NAME

NOTICE TO VACATE





UNFINISHED
APARTMENT
FOR
LEASE

FOR
RENT

FOR
RENT

CALIFORNIA TENANTS

KNOW YOUR RIGHTS AND RESPONSIBILITIES

FOR
RENT

NOW
RENTING

FOR
RENT

Now
Leasing

**LESS THAN 1% OF TENANTS
WHO GO TO COURT WITHOUT
REPRESENTATION
ARE SUCCESSFUL**

**VISIT EDN.LA FOR
MORE INFORMATION**



edn.la

**EVICCTIONS RESULT IN
DISPLACEMENT, INSTABILITY,
AND BAD RENTAL RECORDS**

**DON'T LET THIS
HAPPEN TO YOU!
KNOW YOUR
RIGHTS!**



edn.la



**EVICTION
NOTICE**



STOP THE
EVICTIONS





TENANTS



and
LANDLORDS





**ANTICIPAVAMOS
365K HA 600K
CASOS**

**ANTICIPATED
365K TO
600K CASES**





AS MANY AS 365 -600K LA COUNTY HOUSEHOLDS AT RISK OF EVICTION

TAN MUCHO COMO 365-600K FAMILIAS EN RIESGO DE DESALOJO

**JUDICIAL COUNCIL
RULE 1
APRIL 6, 2020**



A COURT CLERK CANNOT ISSUE A SUMMONS

LA CORTE NO PUEDE DAR LA CITACION JUDICIAL

1



548564107

**BECAUSE ONE POLICY CHANGE + MEDIA
CAN STOP A TSUNAMI?**

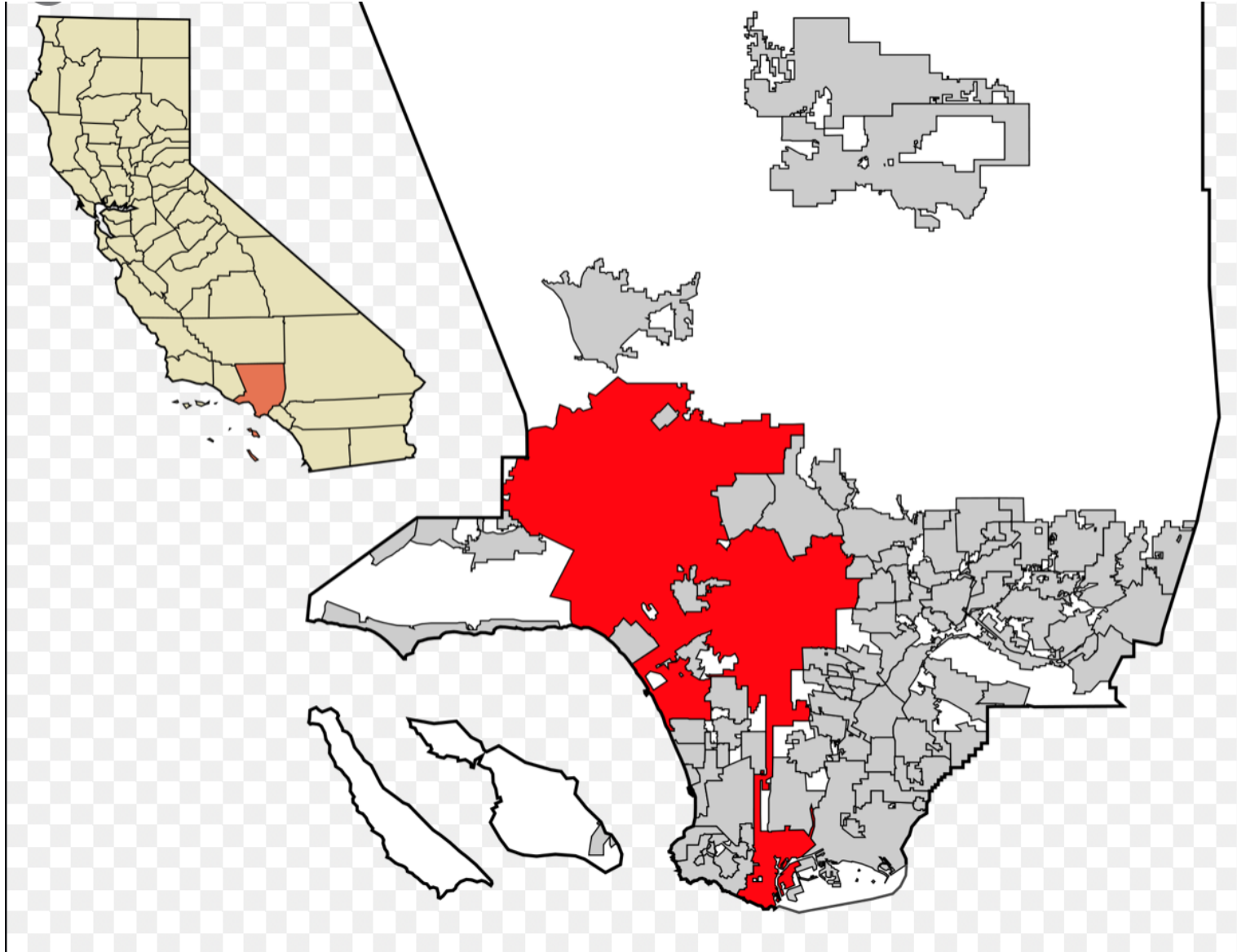
***POR QUE UN CAMBIO DE POLÍTICA +
PUBLICIDAD PUEDE PARAR UN
TSUNAMI?***

**THE SUMMONS GIVES THE COURT THE POWER TO
KICK THE TENANT OUT.**

***LA CITACION JUDICIAL LE DA PODER
HA LA CORTE SOBRE EL INQUILINE***

- **NO SUMMONS**
SIN CITACION JUDICIAL
- **NO TRIAL**
NO HAY JUICIO
- **NO WRIT OF POSSESSION**
NO HAY ORDEN REGRESANDO LA VIVIENDA AL DUEÑO
- **NO WRIT OF EXECUTION**
NO HAY ORDEN PARA QUE EL SHERIFF LOS HECHE
- **NO EVICTION**
NO HAY DESALOJO

**UNLESS THE TENANT FILES AN ANSWER
*CON QUE NO VAYAN VOLUNTARIAMENTE A CONTESTER LA
DEMANDA***



Grey = incorporated cities except LA
Red = City of Los Angeles
White = Unincorporated

Gris = Ciudades Incorporadas del Condado
Rojo = Ciudad de Los Angeles
Blanco = areas no incorporadas como ciudades

<https://medium.com/@nsholmes21/the-puzzle-of-places-in-la-18e8a537e3ac>

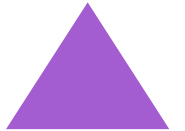
**PROTECTIONS
PROTECCIONES**

12 months to
pay the rent

COVID-19 es
una defensa al
desalojo

Self
certification
of loss of
income

*Mas otras
protecciones
que no tienen
que ver con
falta de pagar
renta*



*12 meses para
pagar la renta*

COVID-19 is
a defense to
eviction

*Auto-
certification
sobre perdida
de ingreso*

Other
protections
not related to
nonpayment
of rent



COVID-19 TENANT SURVIVAL GUIDE¹

(For California with an LA County Bias²)

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¹ This Survival Guide is made possible by the generous contributions of the Aids Healthcare Foundation, Castelblanco Law Group, APLC, The Change Reaction through a donation by Greg and Jodi Perlman, L.A. Care Health Plan and the South Bay Center for Counseling.

² If you live outside of LA County this guide can still be useful to you. When reading please be attentive to when we are talking about Statewide Protections and when we are focused specifically on LA County or a City within LA County

³ Police response to illegal lock outs has historically been dismal and ineffectual. Since May 29, 2020, it has been dangerous. It appears that the LAPD is only capable of protecting the landlord and escalating the situation. We can no longer recommend that you call the police if the landlord is locking you out illegally.

GUÍA DE SUPERVIVENCIA DEL INQUILINO* COVID-19¹

(Para California con un sesgo del condado de LA²)

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¹ Esta guía de supervivencia es posible gracias a las generosas contribuciones de la Fundación para el Cuidado de la Salud del SIDA, la oficina legal de Eric Castelblanco, The Change Reaction a través de una donación de Greg y Jodi Perlman, y L.A. Care Health Plan y el South Bay Center for Counseling.

² Si vive fuera del Condado de Los Angeles este Guía igual puede servirle. Al leerlo, tome en cuenta cuando estamos hablando de protecciones que solamente tienen efecto en la Ciudad de Los Angeles o en el Condado de Los Angeles.

³ La respuesta policial a los cierres ilegales ha sido históricamente triste e ineficaz. Desde los fines de Mayo ha sido peligroso. Parece que el Departamento de Policía de Los Angeles solo es capaz de proteger al propietario y agravar la situación. Nos sentimos obligados a decirle que informe el delito, pero le advertimos que lo hace bajo su propio riesgo.

*El uso de la letra "c" en ves de "o" y "a" no es un error. Estamos evitando el efecto discriminatorio del binario de genero.

INTRODUCTION

Landlord Harassment is on the Rise: There are 17 million renter households in California; 1.8 million in Los Angeles County.⁴ An estimated 1/3 did not pay their April and/or May 2020 rent. Landlord harassment is on the rise including illegal lock outs. Landlord attorneys are pushing for evictions to be filed. Landlords are coercing tenants to sign agreements that waive their rights and put their housing at risk.

Don't sign anything without consulting a lawyer. This document has all the information you need to protect yourself. After reading it, if you have questions, send an email to askanattorney@edn.la. We are 14 days behind in answering. You can also call 213/537-5473. This number is reserved for people that don't have an email address or are not literate.

If you have complied with your local COVID-19 Emergency Tenant Protection Measure (ETPM):⁵

1. Put an autoreply on your landlord's emails and read them once a week;
2. Block your landlord's phone from calling or texting and read the texts once a week;
3. Put a sign on your door: "This household is protected by the tenant rights movement. Landlord, please do not knock. If I open the door you will be recorded. Put your request in writing so I can take it to my Tenant Union and our Solidarity Lawyer." Make sure you join a Tenant Union. See page 15.

Need Legal Help:

Step 1: Read this guide.

Step 2: Email askanattorney@edn.la. We are 14 days behind in answering.⁶

Step 3: Wait patiently for a response. We are behind.

Step 4: While you are waiting go on one of these Zoom webinars.

Every Tuesday 6PM. Sponsored by ACCE and staffed by EDN <https://us02web.zoom.us/j/88324434157>

Every Thursday 5PM. Sponsored by the National Lawyers Guild and Co-Sponsored by the Alliance of Californians for Community Empowerment (ACCE), LA Tenants Union, Pasadena Tenants Union, HEART L.A. Inner City Law Center and the Eviction Defense Network (EDN) <https://us02web.zoom.us/j/8674724443>

Every Saturday at 1PM. Sponsored by the Pasadena Tenants Union; staffed by EDN <https://us02web.zoom.us/j/81158846345>

We are on a ship in a storm and we can all survive if we work together and look out for each other.

Rental Assistance Programs for the City and County of Los Angeles: Rental assistance is a band-aid on a bullet wound. Rental assistance creates the false impression that our elected officials are addressing the crisis. We would need 2 billion in LA County alone to start to touch the need. Having said that, for information on the Los Angeles Rental Assistance Programs: <https://heid.la.laciv.org/> <https://www.lacda.org/programs/rent-relief>

COVID-19 Data: The Governor launches COVID data tool: <https://www.gov.ca.gov/2020/06/25/governor-new-som-unveils-california-covid-assessment-tool-an-open-source-model-of-models-that-will-allow-scientists-researchers-and-public-to-access-the-most-current-covid-19-data/>

Know Your Rights in General:

LA List: <https://laist.com/2020/02/14/renters-guide-housing-apartment-rules-los-angeles.php>

NOLO: <https://www.nolo.com/legal-encyclopedia/overview-landlord-tenant-laws-california.html>

⁴ <https://www.scag.ca.gov/Documents/LosAngelesCountyPL.pdf>

⁵ Many refer to these laws as eviction moratoria. Because evictions can be filed, we prefer the term Emergency Tenant Protection Measure (ETPM).

⁶ People without emails or that cannot read can call 213/537-5473.

INTRODUCCIÓN

El hostigamiento de los propietarios está en aumento. Hay 17 millones de hogares de inquilines en California; 1.8 millones en el condado de Los Ángeles.⁴ Se estima que 1/3 no pagó el alquiler de abril y/o mayo de 2020. El acoso de los propietarios está en aumento, incluidos los cierres ilegales. Los abogados de los propietarios están presionando para que se presenten los desalojos. Los propietarios están obligando a los inquilines a firmar acuerdos que renuncian a sus derechos y ponen en riesgo su vivienda.

No firme nada sin consultar a un abogado. Este documento contiene toda la información que necesita para protegerse. Después de leerlo, si tiene preguntas, envíe un correo electrónico a consulta@edn.la.

Si ha cumplido con su Medida de Protección de Inquilino de Emergencia COVID-19 local (ETPM):⁵

1. Ponga una respuesta automática en los correos electrónicos de su arrendador; léalos una vez por semana;
2. Bloquee el teléfono de su arrendador para que no llame o envíe mensajes de texto y lea los mensajes de texto una vez por semana;
3. Ponga un letrero en su puerta: "Este hogar está protegido por el movimiento de los derechos de los inquilines. Propietario, no toque la puerta. Si abro la puerta, se le registrará. Presente su solicitud por escrito para que pueda llevársela a mi inquilino Unión y nuestro Abogado Solidario".

Asegúrese de unirse a un Sindicato de inquilines. Ver página 16.

Necesita Ayuda Legal?

Paso 1: lea esta guía.

Paso 2: envíe un correo electrónico a consulta@edn.la.

Paso 3: Espere pacientemente una respuesta. Estamos atrasados.

Paso 4: Mientras espera, realice uno de estos seminarios web de Zoom.

Cada Martes por la tarde 6PM

Patrocineado por ACCE and staffed by Eviction Defense Network <https://us02web.zoom.us/j/88324434157>

Cada Jueves por la tarde 5PM

Patrocineado por National Lawyers Guild y Co-Patrocineado por la Alliance of Californians for Community Empowerment (ACCE), LA Tenants Union, Pasadena Tenants Union, HEART L.A. and the Eviction Defense Network (EDN) <https://www.facebook.com/events/1178328489185746/>

Cada Sábado a las 1PM

Sponsored by the Pasadena Tenants Union (PTU) con el personal de Eviction Defense Network (EDN) <https://www.facebook.com/events/246494186554667/>

Estamos en un barco en medio de una tormenta y todos podemos sobrevivir si trabajamos juntos y nos cuidamos mutuamente.

Conozca sus derechos en general:

LA List: <https://laist.com/2020/02/14/renters-guide-housing-apartment-rules-los-angeles.php>

NOLO: <https://www.nolo.com/legal-encyclopedia/overview-landlord-tenant-laws-california.html>

⁴ <https://www.scag.ca.gov/Documents/LosAngelesCountyPL.pdf>

⁵ Muchos se refieren a estas leyes como Desalojo Moratoria. Debido a que se pueden presentar desalojos y, por lo tanto, no hay moratoria sobre los desalojos, preferimos el término Medida de Protección de Inquilinos de Emergencia (ETPM).

*El uso de la letra "e" en ves de "o" y "a" no es un error. Estamos evitando el efecto discriminatorio del binario de genero.
Efectivo 6/18/2020

WORKERS RIGHTS

Bet Tzedek Workers Rights Legal Clinic: <https://www.betztedek.org/events/employment-rights-walk-in-clinic-2017-05-17/>

California Employment Attorneys Association, at this link: <https://cela.org/index.cfm?pg=FindAMember>
<http://celavoice.org/2020/04/23/how-to-access-paid-time-off-when-caring-for-loved-ones-with-covid-19/>

EDD overview: https://www.edd.ca.gov/Unemployment/After_You_Filed.htm

Information about relief funds: <https://legalaidthatwork.org/blog/relief-funds/>

Information about essential workers: <https://www.dir.ca.gov/dlse/Essential-and-Non-essential-Workers.htm>

LA Jobs portal: <https://lajobsportal.org>

Wage replacement and how to apply:

- https://www.edd.ca.gov/about_edd/coronavirus-2019/workers.htm
- <https://www.labor.ca.gov/coronavirus2019/#chart>
- <https://www.labor.ca.gov/pandemic-unemployment-assistance-pua-program/>
<https://legalaidthatwork.org/blog/relief-funds/>

IMMIGRANTS RIGHTS

Guide for Immigrant Californians concerning COVID-19: <https://covid19.ca.gov/guide-immigrant-californians/>

Multi-language Summary: <https://docs.google.com/document/d/1IsPLuHoYK6ec7Gzxaw0i7On-NT1Z9EjIjpreview?fbclid=IwAR1xvCnGaV2VLjYM-zPE4F5FVUoPlqiY0tkudvG-somr7j1L4CIXYXF5ciw>

California Department of Social Services https://www.cdss.ca.gov/home/fbclid/iwar12shiztdlxcqa5gv-lxwrgyut3jzbrxlmft9u_eyxbccpswmwqxnvd0

Protestor Rights: https://www.nile.org/get-involved/community-education-resources/know-your-rights/protests_what_every_worker_should_know

OTHER GOVERNMENT BENEFIT RESOURCES

California Department of Social Services
https://www.cdss.ca.gov/home/fbclid/iwar12shiztdlxcqa5gv-lxwrgyut3jzbrxlmft9u_eyxbccpswmwqxnvd0

Covered California: <https://www.coveredca.com>

Hunger Action LA: <https://www.hungeractionla.org>

LA County is: <http://dpss.lacounty.gov/wps/portal/dpss/main/home/news>

FAQ that addresses reporting issues for CalFresh, CalWORKs, GR, Medi-Cal and immigrant benefit issues too:
<http://dpss.lacounty.gov/wps/portal/dpss/main/home/news?1dmy&page=dept.dpss.home.news.detailhidden&uril=wcmm%3apath%3a/dpss+content/dpss+site/home/news/b5c4d7d2-999f-4b75-8d7b-7bf1cb8b0aa2>

Spanish Know Your Rights regarding benefits: <https://youtu.be/JQ6bWCHP-go5sp>

English Know Your Rights regarding benefits: <https://youtu.be/ta5CD9BQtWM>

City of Los Angeles Links to food and other resources: <https://hcidla2.lacity.org/family-source-centers?fbclid=IwAR1mzJ6nGpoA7xNiXh8ImGkTy32YE4oSv4aexnPoRB18ryPgYoK5ChBVvt0>

GENERAL RESOURCE GUIDES

Alliance of Californians for Community Empowerment: https://www.aceaction.org/covid_19_recursos

Tenants Together: https://docs.google.com/document/d/1G-n_wK1XuNHc2drgFq3JdY-8ILG343zvbM5g8Ykx8/edit#

Nolo Pres: <https://www.nolo.com/legal-encyclopedia/coronavirus-covid-19-california-eviction-bans-and-tenant-protections.html?fbclid=IwAR0HfQ-LsKARfW95XjdQrW5nBcuGr8CLWY7YpJBVMYRKftY5GYaaxZfQY>

DERECHOS DE LOS TRABAJADORES

Clinica legal de derechos laborales de Bet Tzedek: <https://www.betztedek.org/events/employment-rights-walk-in-clinic-2017-05-17/>

Asociación de Abogados de Empleo de California, en este enlace: <https://cela.org/index.cfm?pg=FindAMember>
<http://celavoice.org/2020/04/23/how-to-access-paid-time-off-when-caring-for-loved-ones-with-covid-19/>

Descripción general del EDD: https://www.edd.ca.gov/Unemployment/After_You_Filed.htm

Información sobre fondos de ayuda: <https://legalaidthatwork.org/blog/relief-funds/>

Información sobre trabajadores esenciales: <https://www.dir.ca.gov/dlse/Essential-and-Non-essential-Workers.htm>

Portal de LA Jobs: <https://lajobsportal.org>

Reemplazo salarial y cómo solicitarlo:

- https://www.edd.ca.gov/about_edd/coronavirus-2019/workers.htm
- <https://www.labor.ca.gov/coronavirus2019/#chart>
- <https://www.labor.ca.gov/pandemic-unemployment-assistance-pua-program/>
<https://legalaidthatwork.org/blog/relief-funds/>

DERECHOS DE INMIGRANTES

Guía para californianos inmigrantes sobre COVID-19: <https://covid19.ca.gov/guide-immigrant-californians/>

Resumen en varios idiomas: <https://docs.google.com/document/d/1IsPLuHoYK6ec7Gzxaw0i7On-NT1Z9EjIjpreview?fbclid=IwAR1xvCnGaV2VLjYM-zPE4F5FVUoPlqiY0tkudXGf1X1101>

Departamento de Servicios Sociales de California: https://www.cdss.ca.gov/home/fbclid/iwar12shiztdlxcqa5gv-lxwrgyut3jzbrxlmft9u_eyxbccpswmwqxnvd0

Derechos del que Protesta: https://www.nile.org/get-involved/community-education-resources/know-your-rights/protests_what_every_worker_should_know

OTROS RECURSOS DE BENEFICIOS DEL GOBIERNO

Departamento de Servicios Sociales de California
https://www.cdss.ca.gov/home/fbclid/iwar12shiztdlxcqa5gv-lxwrgyut3jzbrxlmft9u_eyxbccpswmwqxnvd0

Covered California: <https://www.coveredca.com>

Hunger Action LA: <https://www.hungeractionla.org>

El condado de Los Angeles es: <http://dpss.lacounty.gov/wps/portal/dpss/main/home/news>

Preguntas frecuentes que abordan problemas de informes para CalFresh, CalWORKs, GR, Medi-Cal y problemas de beneficios para inmigrantes también:
<http://dpss.lacounty.gov/wps/portal/dpss/main/home/news?1dmy&page=dept.dpss.home.news.detailhidden&uril=wcmm%3apath%3a/dpss+content/dpss+site/home/noticias/b5c4d7d2-999f-4b75-8d7b-7bf1cb8b0aa2>

Español Conozca sus derechos con respecto a los beneficios: <https://youtu.be/JQ6bWCHP-go5sp>

Inglés Conozca sus derechos con respecto a los beneficios: <https://youtu.be/ta5CD9BQtWM>

GUÍAS DE RECURSOS GENERALES

Tenants Together: https://docs.google.com/document/d/1G-n_wK1XuNHc2drgFq3JdY-8ILG343zvbM5g8Ykx8/edit#

Nolo Pres: <https://www.nolo.com/legal-encyclopedia/coronavirus-covid-19-california-eviction-bans-and-tenant-protections.html?fbclid=IwAR0HfQ-LsKARfW95XjdQrW5nBcuGr8CLWY7YpJBVMYRKftY5GYaaxZfQY>

*El uso de la letra "c" en ves de "o" y "a" no es un error. Estamos evitando el efecto discriminatorio del binario de genero.
Efectivo 6/18/2020

**WHAT TO DO IF ... YOU ARE BEING HARASSED FOR THE RENT
... LANDLORD WANTS MORE INFORMATION
... GET A 3 DAY NOTICE TO PAY OR QUIT
... YOU GET A PAPER FROM THE COURT**

Step 1: If you did not send your COVID-19 related reason for not paying, do so. See pages 25-26.

Step 2: Check what proof or notification your City has at pages 16 and 17.

Step 3: Comply with the notice and evidence requirements for your City.

Step 4: If the landlord harasses you for information respond once: "I have complied with all the requirements of the laws that protect me."

Step 5: Report the behavior to your local elected official (eg. City Councilmember) and/or local enforcement agency (eg. HCID-LA in Los Angeles).

Step 6: Keep a journal that sets out the facts in detail and clearly and un-emotionally. Take pictures. Take video. Emails and texts must be factual not argumentative or hostile

Step 7: If you get a 3-day notice to pay rent or quit either ignore it or repeat the mantra in the letter: "I have complied with all the requirements of the laws that protect me." In the City of Los Angeles, send the Private Right of Action letter at page 27.

Step 8: If the landlord insists on a payment plan repeat this mantra once: "I do not wish to enter into a payment plan at this time. I think it is premature. Many organizations are fighting for rent and mortgage forgiveness and my situation is too unstable to make an agreement at this time." In Los Angeles, send the Private Right of Action letter at page 27.

Step 9: If the landlord gives you a lawsuit or you get papers from the court sent an email to askanattorney@edn.la. If the landlord filed the lawsuit after April 6, 2020 DO NOT file an Answer. Under a Rule passed by the Judicial Council on April 6 (which went into effect April 6), the court will not issue a Summons until 90 days after the Governor lifts the State of Emergency. Send an email to askanattorney@edn.la. Subject line: Your name. Address. Reason you are emailing.

E.g. Perfect J. Tenant. 333 Pleasant Lane, LA 90031: Harassment

E.g. Perfect J. Tenant. 333 Pleasant Lane, LA 90031: 3-day notice to pay or quit

E.g. Perfect J. Tenant. 333 Pleasant Lane, LA 90031: Court papers

We need the address to see if you are protected by local Rent Control or the Tenant Protection Act.

Step 10: Attend one of these webinar/clinics while you wait for a response:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM. <https://us02web.zoom.us/j/81158846345>

Step 11: Call all your elected representatives including your City Councilmember, your Board of Supervisors representative, your State Assembly member and your Congressperson.

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: How do I find my city council member?

Step 12: Get involved! See page 15 for a complete list of groups you can join.

Step 13: Be safe. Ignore your harassing landlord. And get involved!

**QUE HACER SI
ES ACOSADE POR EL ALQUILER
EL PROPIETARIO QUIERE MÁS INFORMACIÓN
LE DA UN AVISO DE 3-DÍAS PARA PAGAR O SALIR
USTED OBTIENE UN PAPEL DE LA CORTE**

Paso 1: ¿Notificó a su arrendador de su razón relacionada con COVID-19 para no pagar? Si no lo hizo, hágalo usando una de las cartas en las páginas 27 y 28.

Paso 2: Verifique qué requisitos de prueba o notificación se requieren en su ciudad. Vea las páginas 17 y 18.

Paso 3: Cumpla con los requisitos de notificación y evidencia para su ciudad. O simplemente envíe la carta y la evidencia que Ud. tenga.

Paso 4: Si el propietario le acosa para obtener información, responda una vez: "He cumplido con todos los requisitos de las leyes que me protegen". Informe el comportamiento a su funcionario local electo (p. Ej., Concejal de la ciudad) y/o ha la agencia de vivienda local (p. Ej., HCID-LA en Los Ángeles).

Paso 5: Mantenga un diario que exponga los hechos en detalle y de manera clara y sin emociones. Tome fotografías. Tome video.

Paso 6: Si el propietario envía un aviso de 3 días para pagar el alquiler o salirse, ignórelas o repita el mantra en la carta: "He cumplido con todos los requisitos de las leyes que me protegen". Recuerde que este documento solo puede lastimarlo si se corta con el papel. La ley le protege.

Paso 7: Si el arrendador insiste en un plan de pago, repita este mantra una vez: "No deseo entrar en un plan de pago en este momento. Creo que es prematuro. Muchas organizaciones están luchando por la condonación de alquileres e hipotecas y mi situación es demasiado inestable para llegar a un acuerdo en este momento."

Paso 8: Si el arrendador le presenta una demanda o si recibe documentos de la corte, envíe un correo electrónico a consulta@edn.la.

Si el arrendador presentó la demanda después del 6 de abril de 2020, NO presente una Respuesta. El tribunal no está emitiendo la Citación Judicial para desalojo. Sin una Citación Judicial, el tribunal no puede obtener jurisdicción (poder) sobre usted a menos que Ud. presente voluntariamente una Respuesta.

Según una Regla aprobada por el Consejo Judicial el 6 de abril, el tribunal no emitirá una Citación hasta 90 días después de que el Gobernador levante el Estado de Emergencia.

Confundido? Envíe un correo electrónico a consulta@edn.la

NOTA: Asunto: Su nombre. Domicilio. Motivo por el que está enviando un correo electrónico.

P.ej. Perfecto J. Inquilino. 333 Pleasant Lane, LA 90031: Acoso

P.ej. Perfecto J. Inquilino. 333 Pleasant Lane, LA 90031: aviso de 3 días para pagar o dejar de fumar

P.ej. Perfecto J. Inquilino. 333 Pleasant Lane, LA 90031: documentos de la corte

Necesitamos el domicilio para ver si está protegido por alguna ley de control de alquileres.

**DO YOU WANT STRONGER LAWS?
GET INVOLVED - RESPOND TO ACTION ALERTS**

Step 1: If you are having an issue, in addition to seeking help, call your elected officials. City Councilmember, your Board of Supervisors representative, your State Assembly member and your Congressperson. They need to know what you are going through so they will pass stronger laws next time they are in session.

Step 2: Make a 60 second video sharing your story. For instructions: <http://healthyla.org/share/>. Post your video on social media and tag your elected officials. Use the hashtags #CancelRent #CancelMortgages #VacancyControl #RightToCounsel #OnEveryFridge¹¹

To find your elected officials:

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: How do I find my city council member?

Step 3: FB Group: COVID 19 Tenant Rights #OnEveryFridge to stay informed

Step 4: Join your Tenants Union or a Community Based Organization that Organizes Tenants

Burbank: <https://www.burbanktenants.com>

Glendale: <https://www.glendaletenants.org>

Inglewood: <https://www.facebook.com/InglewoodTenantsUnion/>

Los Angeles City: <https://latenantsunion.org/en>

Los Angeles - County: <https://www.facebook.com/UnincorporatedTenantsUnited/>

Pasadena: <http://pasadenatenantsunion.org/en/>

Pomona: <https://pomonadaylabor.org/blog/2019/06/10/pomona-united-for-stable-housing/>

South Pasadena: <http://www.tenantstogether.org/resources/south-pasadena-tenants-union>

Other Area: Autonomous Tenants Union Network atuntenants@gmail.com

Alliance of Californians for Community Empowerment (ACCE) <https://www.aceaction.org>

Coalition for Economic Survival (CES) <http://www.cesinaction.org>

Inquilinos Unidos <http://www.tenantstogether.org>

Los Angeles Community Action Network (LA-CAN) <https://cangress.org>

People Organized for Community Empowerment (POWER) <https://www.power-la.org>

Strategic Actions for a New Economy (SAJE)

Union de Vecinos <http://www.uniondevecinos.org>

Join a statewide tenants rights organization;

Alliance of Californians for Community Empowerment (ACCE) <https://www.aceaction.org>

Tenants Together <http://www.tenantstogether.org>

Join a coalition making changes in the law

City and County of Los Angeles: [Healthyla.org](http://healthyla.org)

State of California - Housing Now: <https://www.housingnowca.org>

State of California - Tenants Together: <http://www.tenantstogether.org>

Affordable Housing Act: <https://www.housinghumanright.org/about/>

Federal: [HealthyLA.org Federal Protections Committee](http://www.groundgame.org) or <https://www.groundgame.org>

Step 5: Find out about the rent strikes

https://www.rentstrikemovement.org/?fbclid=IwAR34cC5J18ZxhvyxcoYvcbTGUld4d4htFSbp7N_D7E13JvJkuO9px06iGM5

<https://www.tenantstogether.org/campaigns/cancelrent-california>

<https://foodnotrent.org>

Step 6: Attend one of our webinar/Clinics:

Every Tuesday 6PM <https://us02web.zoom.us/j/88324434157>

Every Thursday at 5PM <https://us02web.zoom.us/j/86747724443>

Every Saturday at 1PM: <https://us02web.zoom.us/j/81158846345>

¹¹ In recognition of the fact that we are not all on the internet and that there is a prevalent digital divided problem, help us get tenant rights information and legal resources #OnEveryFridge so that ALL tenants can find help when they need it.

**¿QUIERE LEYES MÁS FUERTES?
PARTICIPE - RESPONDA A LAS ALERTAS DE ACCIÓN**

Si tiene un problema, además de buscar ayuda, llame a sus funcionarios electos.

Haga un video de 60 segundos compartiendo su historia.

Para instrucciones: <http://healthyla.org/share/>.

1. Publique su video en las redes sociales y etiquete (haga tag) a sus funcionarios electos.

2. Use los hashtags:

#CancelRent #CancelMortgages #VacancyControl #RightToCounsel

#OnEveryFridge (para reconocer que todavía hay una brecha digital)

Para encontrar a su representante elegido:

<https://www.commoncause.org/find-your-representative/addr/>

<https://www.usa.gov/elected-officials>

Google: ¿Cómo encuentro a un miembro del consejo de mi ciudad?

Grupo FB: COVID 19 Tenants Rights #OnEveryFridge

Únase a su Unión de inquilines:

Burbank: <https://www.burbanktenants.com>

Glendale: <https://www.glendaletenants.org>

Inglewood: <https://www.facebook.com/InglewoodTenantsUnion/>

Los Ángeles - Ciudad: <https://latenantsunion.org/en>

Los Ángeles - Condado Ciudades incorporadas: <https://www.facebook.com/UnincorporatedTenantsUnited/>

Pasadena: <http://pasadenatenantsunion.org/en/>

Pomona: <https://pomonadaylabor.org/blog/2019/06/10/pomona-united-for-stable-housing/>

South Pasadena: <http://www.tenantstogether.org/resources/south-pasadena-tenants-union>

Únase a una organización estatal de inquilines

Alianza de Californianos para el Empoderamiento de la Comunidad (ACCE)

<https://www.aceaction.org>

Únase a una coalición u organización comprometida con el trabajo de políticas

Ciudad y Condado de Los Ángeles: [Healthyla.org](http://healthyla.org)

Estado de California: <https://www.housingnowca.org>

Tenants Together: <http://www.tenantstogether.org>

Ley de Asequibilidad de Alquileres: <https://www.housinghumanright.org/about/>

Si no vive en el área de Los Ángeles o California - Autonomous Tenants Union Network

atuntenants@gmail.com

Mantengase a salvo. Deje de salir de compras en estado pánico. Deje de estar en estado de pánico pánico. Ignore a su propietarie hostigador. ¡Y Participe!

Asista a uno de estos seminarios web/clínicas mientras espera una respuesta:

Todes los martes por la tarde a las 6 p.m. <https://us02web.zoom.us/j/88324434157>

Todes los jueves por la tarde a las 5 p.m. <https://www.facebook.com/events/1178328489185746/>

Todes los sábados a la 1 p.m. <https://www.facebook.com/events/246494186554667/>

FIND THE STATE AND LOCAL LAW THAT PROTECTS YOU

A moratorium is a prohibition on an activity. Evictions can be filed. Hence there are no moratoria.

Some cities and counties have passed local Emergency Tenant Protection Measures (ETPM) that provide a defense to eviction for COVID-19 related rent; 2) an extension of 3-12 months to pay the rent depending on the jurisdiction; 3) standards on the proof that has to be provided; and 4) in some cases additional protections against displacement. Some of these ETPMs include protection from utility termination and parking tickets.

All tenants in the State are also protected by Judicial Council Rule 1, which prohibits the issuance of a Summons and hence tenants cannot currently be evicted through the court process.

See the link to the text for the law that protects you below. Post your questions on the FB Group Stop Gentrification #OnEveryFridge or send an email to askanattorney@edn.la. We are 14 days behind in answering. Attend one of our webinars while you wait.

See what Matthew Desmond (author of Evicted) and the National Low Income Housing Coalition think about the laws our elected officials have passed. <https://evictionlab.org/covid-policy-scorecard/>

Jurisdiction	Link to actual language
Governor (Statewide)	<p>https://www.gov.ca.gov/category/executive-orders/</p> <p>Order N-28-20 (March 16, 2020): Authorized local government to pass laws to protect prevent evictions. https://www.gov.ca.gov/wp-content/uploads/2020/03/3.16.20-Executive-Order.pdf</p> <p>Order N-37-20 (March 27, 2020): Gives a tenant with a COVID-19 reason to not pay rent an extra 55 days to respond to the court IF the landlord files an eviction action and IF the tenant sent a letter to the landlord within 7 days of the rent due date. That Order expired May 31, 2020.: https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20-text.pdf</p> <p>Order N-66-20 (March 29, 2020): Extended prior orders by 60 days from May 29, 2020 including N-28-20. https://www.gov.ca.gov/wp-content/uploads/2020/05/5.29.20-EO-N-66-20-text.pdf</p>
State Judicial Council (Statewide)	<p>https://newsroom.courts.ca.gov/news/court-emergency-orders-6794321</p> <p>https://wclp.org/summary-california-courts-emergency-rule-on-evictions-and-foreclosures/</p>
LA Superior Court County-wide	<p>http://www.lacourt.org/newsmedia/ui/covid19NewsCenter.aspx This links you to other court orders throughout the State of California that address increased deadlines</p>
Un-Incorporated Los Angeles County AND Any city not Protected by a Local Emergency Tenant Protection Measure.	<p>We are hoping that the County Board of Supervisors will invalidate any law that does allow 12 months to repay the COVID-19 rent debt and to self-certify loss of income or increased expense.</p> <p>How to figure out if you are in LA County: http://rentcontrol.ownit.la/?fbclid=IwAR1Qj5S3R45SYqMf22NCYMxFYIqJPuZFSdJp6wcRpxOyP3eTxZmh-gW1Dg#17/34.076557/-118.207594</p> <p>https://dcba.lacounty.gov/coronavirus/</p> <p>https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf http://file.lacounty.gov/SDSInter/bos/supdocs/145198.pdf</p> <p>https://dcba.lacounty.gov/noevictions/</p>

ENCUENTRE LA LEY ESTATAL Y LOCAL QUE LE PROTEGE

Una moratoria es una prohibición de una actividad. Se pueden presentar desalojos ha la corte. Por lo tanto no hay moratoria. Tenemos medidas locales de protección de inquilines de emergencia – en ingles Emergency Tenant Protection Measures (ETPM) que brindan una defensa contra el desalojo por falta de pagar el alquiler si la razón por no pagar está relacionada con COVID-19; 2) una extensión de 3 a 12 meses para pagar el alquiler según la jurisdicción; 3) normas sobre la prueba que debe proporcionarse; y 4) en algunos casos, protecciones adicionales contra el desplazamiento. Algunos de estos ETPM incluyen protección contra la terminación de servicios públicos y plazos extendidos para pagar multas de estacionamiento.

Todes los inquilines en el Estado están protegidos por la Regla 1 del Consejo Judicial que prohíbe la emisión de una Citación Judicial (Summons) y, por lo tanto, los inquilines no pueden ser desalojados a través del proceso judicial. Vea el enlace al texto de la ley que lo protege a continuación. Publique sus preguntas en FB Group Stop Gentrification #OnEveryFridge o envíe un correo electrónico a consulta@edn.la

Vea lo que Matthew Desmond (autor de Evicted) y la National Low Income Housing Coalition piensan sobre las leyes que nuestros funcionarios electos han aprobado. <https://evictionlab.org/covid-policy-scorecard/>

Jurisdicción	Enlace ha la ley
Gobernador (Todo el Estado)	<p>https://www.gov.ca.gov/category/executive-orders/</p> <p>Orden N-28-20 (Marzo 16, 2020): Gobierno local autorizado para aprobar leyes para proteger y prevenir desalojos. https://www.gov.ca.gov/wp-content/uploads/2020/03/3.16.20-Executive-Order.pdf</p> <p>Orden N-37-20 (Marzo 27, 2020): Le da a un inquilino una razón COVID-19 para no pagar el alquiler por 55 días adicionales para responder ante el tribunal SI el propietario presenta una acción de desalojo y SI el inquilino le envió una carta al propietario dentro de los 7 días de la fecha de vencimiento del alquiler. Esa orden se vence Mayo 31, 2020.: https://www.gov.ca.gov/wp-content/uploads/2020/03/3.27.20-EO-N-37-20-text.pdf</p> <p>Orden N-66-20 (March 29, 2020): Pedidos anteriores extendidos por 60 días a partir del 29 de mayo de 2020 incluyendo N-28-20. https://www.gov.ca.gov/wp-content/uploads/2020/05/5.29.20-EO-N-66-20-text.pdf</p> <p>Analysis de CA Housing Advocates: FB #OnEveryFridge files – Click on “EO Analysis 3/27/20 ...”</p>
Concilio Judicial (Todo el Estado)	<p>https://newsroom.courts.ca.gov/news/court-emergency-orders-6794321</p> <p>https://wclp.org/summary-california-courts-emergency-rule-on-evictions-and-foreclosures/</p>
Corte Superior Del Condado de Los Angeles Todo el Condado	<p>http://www.lacourt.org/newsmedia/ui/covid19NewsCenter.aspx Esto lo vincula con otras órdenes judiciales en todo el Estado de California que abordan el aumento de los plazos</p>
Areas de el Condado no Incorporadas Como ciudades y ciudades sin sus propias leyes	<p>En las próximas semanas esperamos que la Junta de Supervisores del Condado de Los Ángeles invalide cualquier ley que no sea más fuerte que esta ley.</p> <p>Cómo averiguar si estás en el condado de Los Ángeles: https://la.lawsoup.org/legal-basics/list-of-unincorporated-communities-of-los-angeles-county/ or http://rentcontrol.ownit.la/?fbclid=IwAR1Qj5S3R45SYqMf22NCYMxFYIqJPuZFSdJp6wcRpxOyP3eTxZmh-gW1Dg#17/34.076557/-118.207594</p> <p>https://dcba.lacounty.gov/coronavirus/</p> <p>https://kathrynbarger.lacounty.gov/wp-content/uploads/2020/03/19032020HP_MFP_M577143825.pdf http://file.lacounty.gov/SDSInter/bos/supdocs/145198.pdf</p>

<p>"Trackers"</p> <p>Other Jurisdictions in the State</p> <p>Each of these Trackers has It's benefits.</p> <p>Check them out.</p>	<p>Tenants Together/National Lawyer's Guild: https://docs.google.com/spreadsheets/d/1U1NuiCjgZ1PnkDmAU9g_w4JYdb4FKxC7od8l09fqlYDbA/edit#gid=345329747</p> <p>Housing Rights Center: https://docs.google.com/spreadsheets/d/1nqZo8nlnVL_auge2dKHGezvBgcOlYOrHGsqUowufSwl/edit#gid=0</p> <p>Healthy LA/Inner City Law Center https://docs.google.com/spreadsheets/d/1Z5xwkoTXftRDQrz_CphsuPcgHnrwfKhuuVuemidEEp4/edit#gid=0 https://docs.google.com/document/d/17uALLBrvI8bjpX3UAvjCBD0sZ2p6tMtrfBDcDbGmqYY/edit?usp=sharing</p> <p>SAJE: https://docs.google.com/document/d/1NVoi5tZ3Gb7DHZUGSpYQNI07L4M7v_Rp_IPxQa12hs/edit</p> <p>California Housing Advocates: https://docs.google.com/document/d/1isrlveEywsth46liawe3kkNvzeocQht6s13pgkLwnQ/edit</p> <p>Anti-Eviction Mapping Project: https://www.antievictionmap.com/blog/2020/3/19/covid-19-emergency-tenant-protections-map</p> <p>NOLO PRESS: https://www.nolo.com/legal-encyclopedia/coronavirus-covid-19-california-eviction-bans-and-tenant-protections.html https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf</p>
<p>Federal Tenant Protections</p>	<p>https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf</p> <p>https://nlihc.org/federal-moratoriums</p> <p>To find out if this applies to you: https://www.consumerfinance.gov/about-us/blog/guide-coronavirus-mortgage-relief-options/</p> <p>https://www.nhlp.org/campaign/protecting-renter-and-homeowner-rights-during-our-national-health-crisis-2/</p>
<p>Tenant Protection Laws in the Los Angeles Area</p>	<p>Baldwin Park: https://www.baldwinpark.com/online-documents/public-notices/ordinances/1919-urgency-ordinance-1444-regulating-rent</p> <p>Beverly Hills: https://www.beverlyhills.org/cbhfiles/storage/files/19657303021117647146/TenantLandlordRightsResponsibilitiesHandbook.pdf</p> <p>City of Commerce: Could not find a guide.</p> <p>Culver City: Nothing on their website and the Guide I found I have not read. Will update later.</p> <p>Gardena: https://www.cityofgardena.org/fair-housing-foundation/</p> <p>Inglewood: https://www.cityofinglewood.org/1264/Housing-Protection-Initiative</p> <p>Glendale (Just Cause): https://www.glendaleca.gov/government/departments/community-development/housing/rent/just-cause-eviction-ordinance</p> <p>Los Angeles: https://la.curbed.com/2018/6/4/17302800/rent-control-los-angeles-rules-guide Find out if you live in an RSO property. It's easy! Text to 1-855-880-7368. https://hcida2.lacity.org/What-is-Covered-under-the-RSO</p> <p>Santa Monica: https://www.smgov.net/Overview.aspx</p> <p>Thousand Oaks: https://www.toaks.org/departments/community-development/housing/affordable-housing-program/rental-assistance-programs</p> <p>Unincorporated LA County: https://dca.lacounty.gov/rentstabilization-ordinance/</p> <p>WeHo: https://www.weho.org/home/showdocument?id=15066 Guide: https://www.weho.org/home/showdocument?id=15066</p> <p>Ordinance Link: https://www.weho.org/city-government/rent-stabilization-housing/rent-stabilization-evictions-and-relocations</p>
<p>State Tenant Protection Act</p>	<p>If you are not protected by a stronger law, you are protected by this law except:</p> <ol style="list-style-type: none"> 1. If your unit is less than 15 years old; 2. Or you live in a duplex and the owner lives in one of the units; 3. Or you live in a single family home unless that single family home is owned by a corporation or an LLC with a corporate partner.

<p>"Rastreadores"</p> <p>Otra Jurisdicciones en el estado</p> <p>Cada uno tiene diferente información.</p> <p>Écheles un vistazo.</p>	<p>Tenants Together / National Lawyer's Guild: buenos recursos en todo el estado. https://docs.google.com/document/d/1G-n_wK1JXuNHc2draFig3JdY-8lG343zvbM5q8Ykx8/edit#</p> <p>Healthy LA/Inner City Law Center https://docs.google.com/spreadsheets/d/1Z5xwkoTXftRDQrz_CphsuPcgHnrwfKhuuVuemidEEp4/edit#gid=0 https://docs.google.com/document/d/17uALLBrvI8bjpX3UAvjCBD0sZ2p6tMtrfBDcDbGmqYY/edit?usp=sharing</p> <p>Housing Rights Center: https://docs.google.com/spreadsheets/d/1nqZo8nlnVL_auge2dKHGezvBgcOlYOrHGsqUowufSwl/edit#gid=0</p> <p>SAJE: https://docs.google.com/document/d/1NVoi5tZ3Gb7DHZUGSpYQNI07L4M7v_Rp_IPxQa12hs/edit</p> <p>California Housing Advocates: https://docs.google.com/document/d/1isrlveEywsth46liawe3kkNvzeocQht6s13pgkLwnQ/edit</p> <p>Anti-Eviction Mapping Project: https://www.antievictionmap.com/blog/2020/3/19/covid-19-emergency-tenant-protections-map</p> <p>NOLO PRESS: https://www.nolo.com/legal-encyclopedia/coronavirus-covid-19-california-eviction-bans-and-tenant-protections.html</p>
<p>Protecciones Federales</p>	<p>https://www.nhlp.org/wp-content/uploads/2020.03.27-NHLP-CARES-Act-Eviction-Moratorium-Summary.pdf</p> <p>https://nlihc.org/federal-moratoriums</p> <p>To find out if this applies to you: https://www.consumerfinance.gov/about-us/blog/guide-coronavirus-mortgage-relief-options/</p> <p>https://www.nhlp.org/campaign/protecting-renter-and-homeowner-rights-during-our-national-health-crisis-2/</p>
<p>Leyes de Control de Renta en la Área de Los Angeles</p>	<p>Baldwin Park: https://www.baldwinpark.com/online-documents/public-notices/ordinances/1919-urgency-ordinance-1444-regulating-rent</p> <p>Beverly Hills: https://www.beverlyhills.org/cbhfiles/storage/files/19657303021117647146/TenantLandlordRightsResponsibilitiesHandbook.pdf</p> <p>City of Commerce: No se pudo encontrar una guía.</p> <p>Culver City: nada en su sitio web y la Guía que encontré no lo he leído. Se actualizará más tarde.</p> <p>Gardena: https://www.cityofgardena.org/fair-housing-foundation/</p> <p>Inglewood: https://www.cityofinglewood.org/1264/Housing-Protection-Initiative</p> <p>Glendale (Just Cause): https://www.glendaleca.gov/government/departments/community-development/housing/rent/just-cause-eviction-ordinance</p> <p>Los Angeles: https://la.curbed.com/2018/6/4/17302800/rent-control-los-angeles-rules-guide Averigüe si vive en una propiedad de RSO. ¡Es fácil! Envíe un mensaje de texto al 1-855-880-7368. https://hcida2.lacity.org/What-is-Covered-under-the-RSO</p> <p>Santa Mónica: https://www.smgov.net/Overview.aspx</p> <p>Thousand Oaks: https://www.toaks.org/departments/community-development/housing/affordable-housing-program/rental-assistance-programs</p> <p>Condado de Los Angeles no incorporado: https://dca.lacounty.gov/rentstabilization-ordinance/</p> <p>WeHo: https://www.weho.org/home/showdocument?id=15066</p>
<p>State Tenant Protection Act (Ley al nivel Estatal)</p>	<p>Si no está protegido por una ley más fuerte, está protegido por esta ley, excepto:</p> <ol style="list-style-type: none"> 1. Si su unidad tiene menos de 15 años; 2. O usted vive en un dúplex y el propietario vive en una de las unidades; 3. O usted vive en una casa unifamiliar a menos que esa casa unifamiliar sea propiedad de una corporación o una LLC con un socio corporativo.

**COVID-19 EMERGENCY
NOTIFICATION TO LANDLORD**

Notice to your landlord can be by text, email or US mail. We recommend you send by email and US mail.
To avoid entering the post office video tape yourself mailing it at a mailbox on the sidewalk.

Name of Landlord: _____

Address of Landlord: _____

Email address of Landlord: _____

Re: Tenant name: _____

Tenant address: _____

Dear _____:

I have had a temporary loss of income and/or increased expenses due to the COVID-19 Crisis. As a result:

___ I will not be able to pay my rent; or

___ I will only be able to pay \$ _____ my rent.

I do not wish to enter into a payment plan at this time. I think it is premature. Many organizations are fighting for rent and mortgage forgiveness and my situation is too unstable to make an actual agreement.

I have the option of providing you my documentation now or later. Attached is:

___ My letter of termination

___ My EDD documents

___ Proof of increased expenses that are COVID-19 crisis related

___ Other Proof. I decline to provide bank states as they are not relevant.

___ I will provide proof when I can get it or by the appropriate due date. None of the laws that protect me require that I provide proof at this time. If you send me a menacing letter or email demanding proof I will remind you that I have complied by sending this letter.¹³

In order to document our communication and to avoid misunderstandings, please respond to this email via email or in writing rather than call or visit.

Sincerely,

PRINT YOUR NAME

¹³ Proof is not required at this time for compliance with the Judicial Council Rule, Governor's Emergency Order or City of LA Order or LA County Supervisors Order for unincorporated parts of the County. All others, please read the law that applies to your city.

SI LA MANDA EN ESPAÑOL TAMBIEN LA TIENE QUE MANDAR EN INGLES.

**EMERGENCIA DE COVID-19
NOTIFICACIÓN AL PROPIETARIO**

Enviar por correo electrónico y correo Si lo envia por correo, haga un video.

Nombre del propietario: _____

Dirección del propietario: _____

Correo electrónico del propietario: _____

Re: Nombre del inquilino: _____

Dirección del inquilino: _____

Querido _____:

He tenido una pérdida temporal de ingresos y/o aumento de gastos debido a la crisis de COVID-19.

___ No podré pagar mi renta.

___ Solo podré pagar \$ _____ de mi renta.

De conformidad con la Orden Ejecutiva del 27 de mayo de 2020 del Gobernador y/u otra medida local tengo la opción de proveer la evidencia hoy o mas tarde. Adjunta se encuentra:

___ Mi carta de terminación

___ Mis documentos EDD

___ Prueba de aumento de gastos relacionados con la crisis COVID-19

___ Otra prueba

___ Proporcionaré pruebas cuando pueda obtenerlas (el plazo es 7 días).

Muchas jurisdicciones locales han aprobado medidas de protección de inquilinos. Puedo estar protegido por una ley local más fuerte que limite los desalojos.

Para documentar nuestra comunicación y evitar malentendidos, responda a este correo electrónico en lugar de llamar o visitar.

Sinceramente,

IMPRIME TU NOMBRE:

THE NEW AB 1436

AB1436 (Chiu): Defers payment 12 months and COVID-19 rent can't be a basis for eviction and can't damage credit. Landlord has to prove not COVID related. 30 days to file an Eviction Answer. Protected period State of Emergency through 90 days after or 4/1 whichever is sooner.

AB1436 (Chiu) 12 meses para pagar y no lo pueden desalojar por renta relacionada con COVID-19 y no puede dañar su credito. Dueño tiene que comprobar que no fue por COVID. 30 dias para responder al desalojo. Renta protegida has 90 dias despues del estado de emergencia o 4/1 lo mas cercano.

SB1410 (Caballero): The State buys rent debt with tax credits. Tenant has 10 years to pay. Voluntary program. Eviction protections not as strong as 1436. Needs amendments. *El estado compra deuda de renta con créditos fiscales. El inquilino tiene 10 años para pagar. Programa voluntario Protecciones de desalojo no tan fuertes como 1436. Necesita enmiendas.*

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#VACANCY CONTROL New tenant pays same rent as old tenant

Owner has to prove Tenant did NOT have a COVID-19 reason to not pay

Unlimited Attorney Fees

#RIGHT TO COUNSEL

Securing 2 of the 4 stops Tsunami II.

60 days to answer

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HR 6515
(Omar)
#CancelRent

*Programa para
disculpar la
renta.*

POLITICAS QUE PUEDEN PARAR SUNAMI II

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Renta controlada si se sale un inquilino. Nuevo inquilino paga lo mismo.

El dueño tiene que comprobar que la falta de pagar no es COVID-19

Quotas de abogado para la parte que gana.

Derecho a un abogado que lo represente

Si logramos 2 de 4 detenemo Sunami II.

60 dias para responder a una demanda de desalojo



RENTERS'

RIGHT TO COUNSEL

homelessness crisis is directly connected with the city's eviction crisis.

Mayor Eric Garcetti Do Tenants demand a

homelessness crisis is directly connected with the city's eviction crisis.

Tenants demand a
counsel!

KEEP LA
HOUSED:
END DISPLACEMENT

INQU
UN

"ALTO

ALTO A
LOS
DESALOJOS!

ALTO
AL DESALOJO
INJUSTO
ALTO

Estamos en corte
por este desalojo
injusto. We are
in court fighting
back this unjust eviction.

CONTROL

CONTROL



Alliance of Californians for Community Empowerment
 Anti-Eviction Mapping Project
 Basta, Inc.
 Bet Tzedek



Coalition for Economic Survival (CES)
 Community Legal Aid SoCal
 East LA Community Corporation
 Eviction Defense Network



HEART LA
 Housing Rights Center
 Inquilinos Unidos (IU)
 Inner City Law Center



Los Angeles Community Action Network (LA CAN)
 Los Angeles Tenants Union
 Legal Aid Foundation of Los Angeles
 Los Angeles Center for Community Law and Action



Neighborhood Legal Services
 OneLA
 Public Counsel
 People Organized for Westside Renewal (POWER)



SEIU Local 721
 Strategic Actions for a Just Economy (SAJE)

EDN TRAININGS/ENTRENAMIENTOS DE EDN

EVERY TUESDAY/CADA MARTES 10AM

[HTTPS://US02WEB.ZOOM.US/J/84821110640?PWD=NC9TNFMZCEXIUIT1V3FTT0VKN0DNZZO](https://us02web.zoom.us/j/84821110640?pwd=NC9TNFMZCEXIUIT1V3FTT0VKN0DNZZO)

[9](#)

NLG TRAININGS

[HTTPS://WWW.YOUTUBE.COM/PLAYLIST?LIST=PLTHY69TIIW8TEO215WYL6BK2YXG75WNBE](https://www.youtube.com/playlist?list=PLTHY69TIIW8TEO215WYL6BK2YXG75WNBE)

WWW.EDN.LA

INFO@EDN.LA

**#ONEVERYFRIDGE BECAUSE THE DIGITAL DIVIDE IS
FOR REALS**

TUESDAY/MARTES 6PM [HTTPS://US02WEB.ZOOM.US/J/88324434157](https://us02web.zoom.us/j/88324434157)
THURSDAY/JUEVES 5PM [HTTPS://US02WEB.ZOOM.US/J/86747724443](https://us02web.zoom.us/j/86747724443).
SATURDAY/SABADO 1PM [HTTPS://US02WEB.ZOOM.US/J/81158846345](https://us02web.zoom.us/j/81158846345)

WWW.EDN.LA
INFO@EDN.LA

#ONEVERYFRIDGE BECAUSE THE DIGITAL DIVIDE IS
FOR REALS





CUANDO LUCHAMOS! GANAMOS!!!

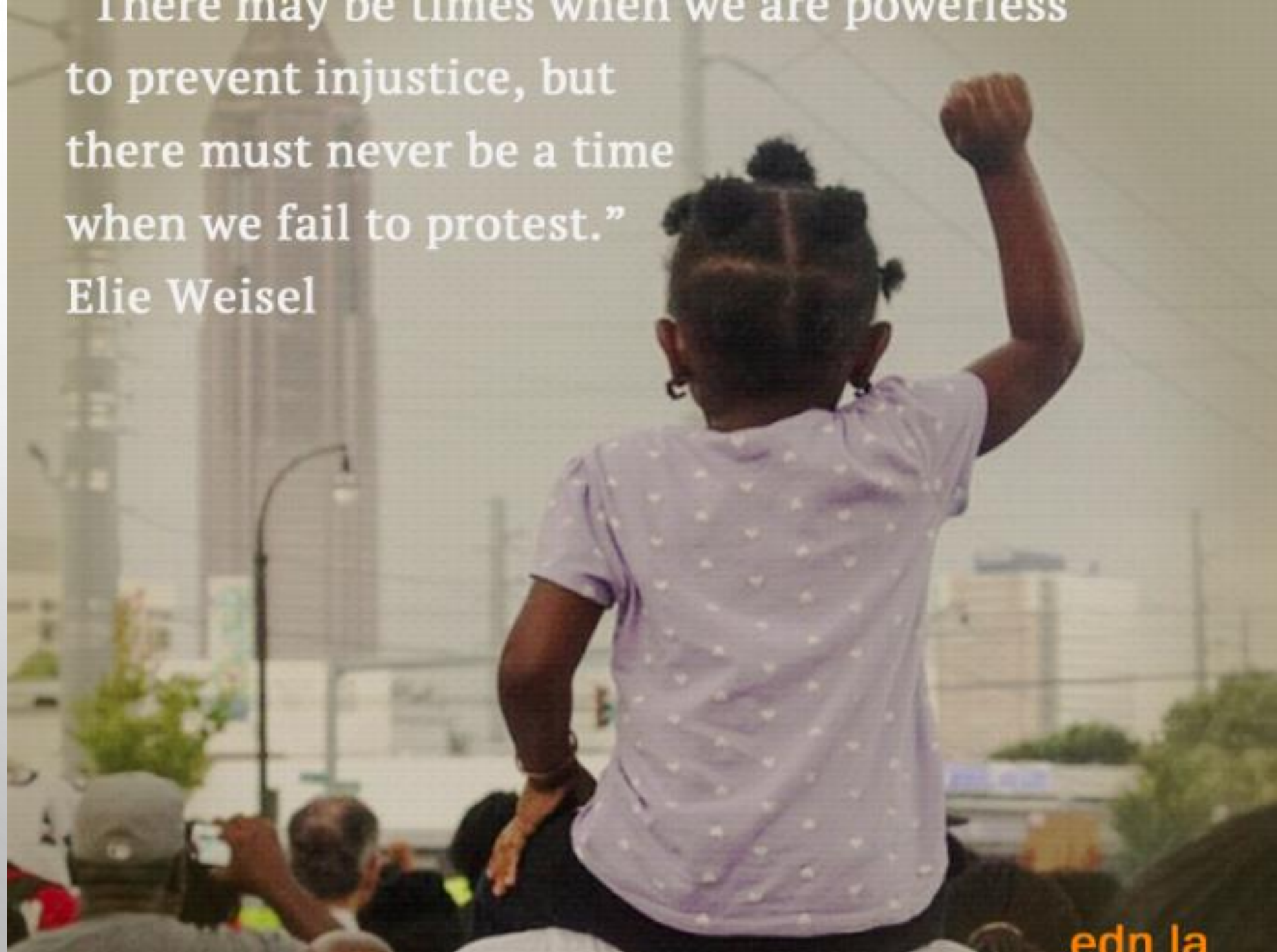


QUESTION

Preguntas?

There may be times when we are powerless
to prevent injustice, but
there must never be a time
when we fail to protest.”

Elie Weisel







CUANDO LUCHAMOS! GANAMOS!!!

The logo for the Eviction Defense Network (Edn) features the lowercase letters 'edn' in a bold, orange, sans-serif font. The letter 'd' is notably taller than the other two letters. The logo is contained within a thin, light gray rectangular border.

edn

Eviction Defense Network