



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**

JOSEPH M. NICCHITTA
Interim Director

500 W. Temple Street, Room B-96
Los Angeles, CA 90012

(800) 593-8222 inside Los Angeles County
(213) 974-1452 outside Los Angeles County

Website: dcba.lacounty.gov

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- Consumer Counseling
- Complaint Investigations
- Small Claims Court Assistance
- Mediation
- Foreclosure Prevention Assistance
- Small Business Assistance
- Consumer Education and Outreach
- Financial Empowerment
- Wage Enforcement
- Office of Immigrant Affairs

Serving Los Angeles County consumers and
businesses since 1976.



OUR MISSION

To promote a fair and vibrant marketplace, we serve consumers, businesses, and communities through education, advocacy, and complaint resolution.



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Evictions

FACTS FOR RENTERS



EVICCTIONS

Eviction is a legal process your landlord uses to make you move out. To evict you, your landlord must first give you a 3-, 30-, 60- or 90-day notice. If you get a notice, it's important that that you take action, which may be paying the rent you owe, moving out, or getting legal help.

Unlawful Detainer

If you get a 3-, 30-, 60- or 90-day notice and don't take action, your landlord can file a lawsuit against you called an Unlawful Detainer.

An Unlawful Detainer tells you that the landlord has filed an action in court to have you evicted. It names the landlord as the Plaintiff and you as the Defendant. The location of the court where the case is filed and the case number are listed on the Unlawful Detainer.

If you are served with an Unlawful Detainer, get a lawyer or contact a local legal aid organization right away. You might have as few as five days from the date you receive an Unlawful Detainer to file a written answer with the court. If you don't file an answer, you can't appear in court. A default judgment may be entered against you. If a default judgment is entered, you might be evicted.

Answering the Unlawful Detainer

If you file a written answer with the court, you will be given a trial date. At the trial, you can explain why you did not comply with the notice you received. If you win, you won't be evicted. If you lose in court, you might be evicted.

The Eviction Lockout

Only a Sheriff can lock you out with an order from the court. The Sheriff will post a five-day lockout notice on your door. If you do not move out within five days, the Sheriff will return and force you to move out.

Personal Belongings

If you leave any personal belongings in the rental unit, the landlord can keep them until you pay storage costs. These costs do not include back rent. Storage costs start the day you are locked out by the Sheriff. If you don't claim your belongings, the landlord may be able to sell them at auction. If they are worth less than \$700, the landlord can give them away.

Illegal Lockouts

It is illegal for a landlord to lock you out, remove doors or windows, change locks, cut off utility services, or use other forms of harassment to make you move out. You can file a complaint with the police if the landlord locks you out or cuts off your utilities. You can also sue your landlord for lockout damages in Small Claims Court.

Retaliation

If you report your landlord to a government agency, your landlord may not be able to raise your rent, evict you, or decrease the services provided to you because you complained. This protection is good for 180 days from the date you file your complaint.

The Eviction Process

