



LOS ANGELES COUNTY RENT STABILIZATION PROGRAM APPLICATION FOR RENT INCREASE FREQUENTLY ASKED QUESTIONS

What is an Application for Rent Increase?

An Application for Rent Increase (ARI) allows landlords and mobilehome park owners (park owner) of rent stabilized properties subject to the Los Angeles County [Rent Stabilization and Tenant Protections Ordinance \(RSTPO\) Chapter 8.52](#) or [Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance \(MRSMOPO\) Chapter 8.57](#) of the County Code to request an increase in rent(s) above the allowable limit, if they can demonstrate that they are not receiving a fair return.

Where do I submit an ARI?

ARIs can be submitted:

- In Person: 320 West Temple Street Room G-10
Los Angeles, CA 90012
Monday through Thursday, 8:30AM to 4:30PM
- Email: RSUEnforcement@dcba.lacounty.gov
- Mail: Los Angeles County Department of
Consumer and Business Affairs
Attn: Rent Stabilization Program
320 West Temple Street Room G-10
Los Angeles, CA 90012

DCBA forms/applications can be obtained online at <https://dcba.lacounty.gov/rentforms/>, in-person, and/or by calling (800) 593-8222.

Is there a fee to submit an ARI?

At this time, there are no fees associated with filing an ARI.

Are supporting documents required to be submitted with the ARI?

Yes, the following are examples of documents that may be submitted for both the base year and application year to help support your claim:

- Paid invoices for property maintenance, repairs, etc.
- Spreadsheet(s) demonstrating actual income from rent (rent rolls)
- Property taxes and insurance premiums
- Spreadsheets demonstrating actual income from any ancillary services (i.e. laundry machines, vending machines, etc.)
- Utility bills paid by the landlord or park owner



Will an ARI bring rents to market rate?

Generally, NO. DCBA will seek to only approve the minimum required increase necessary to maintain a fair return. The application process is not intended to completely exempt a property from rent stabilization. If a property was not profitable prior to rent stabilization or at the time of purchase, the ARI is not intended to bring the property to profitability or market rate. Mortgage payments will not be considered when evaluating if a landlord or park owner is getting a fair return.

What happens after an ARI is submitted?

DCBA will review the ARI for completeness, verify applicability of the RSTPO or MRSMOPO and that minimum requirements are met, review supporting documents and contact affected parties, and evaluate the claims made by the applicant. Once DCBA completes its investigation, a decision will be issued based on our findings and mailed out to all affected parties.

How are ARIs Reviewed by the DCBA?

DCBA will compare the returns a covered rental property experienced prior to the adoption of the RSTPO and MRSMOPO (base year) to those experienced in the application year. If the current adjusted returns are below those of the base year, DCBA will determine what rent increase is required to maintain the original fair return. It shall be assumed that returns experienced during the base year (prior to rent stabilization) were considered fair and reasonable by the property owner.

How often can an ARI be submitted?

There is no limit on how often an ARI can be filed. However, if a decision has been issued within the previous six (6) months, DCBA may refuse to grant an ARI.

What if one of the parties does not agree with the decision?

If a party disagrees with the determination made by DCBA, they will have **fifteen (15) calendar days** from the date the decision is mailed out to file an appeal. The appeal will be heard by the County's Rental Housing Oversight Commission (RHOC) who can decide to uphold, modify, or reverse DCBA's determination.

How can you file an appeal?

Landlords and park owners who wish to file an appeal can do so using one of the methods below:

- Online: <https://www.rentregistry.dcba.lacounty.gov/#/homepage>
- In Person: 320 West Temple Street Room G-10
Los Angeles, CA 90012
Monday through Thursday, 8:30AM to 4:30PM
- Email: DRHOC@dcba.lacounty.gov
- Mail: Los Angeles County Department of
Consumer and Business Affairs
Attn: Rent Stabilization Program - Appeals
320 West Temple Street Room G-10
Los Angeles, CA 90012

Paper application can be found on DCBA's website at <https://dcba.lacounty.gov/rental-housing-oversight-commission/>. For questions about how to file an appeal you can call (800) 593-8222, Monday through Friday, 8:00AM to 4:30PM.

***Where can I get help if I have questions?***

- Phone: (800) 593-8222, Monday through Friday, 8:00AM to 4:30PM
- In Person: 320 West Temple Street Room G-10
Los Angeles, CA 90012
Monday through Thursday, 8:30AM to 4:30PM
- Email: RSUEnforcement@dcbalacounty.gov
- Mail: Los Angeles County Department of
Consumer and Business Affairs
Attn: Rent Stabilization Program
320 West Temple Street Room G-10
Los Angeles, CA 90012
- Appointment: Visit <https://dcbalacounty.gov/our-locations/> to schedule an appointment at your convenience

Disclaimer: This is a brief summary of information related to the County's RSTPO and MRSMOPO. It is not legal advice. Readers should consult an attorney for advice on how the RSTPO or MRSMOPO applies to their case. Laws and guidelines are frequently amended. DCBA recommends that readers verify information against the current RSTPO and/or MRSMOPO in the event that any new changes are not yet reflected in this FAQ.