

CITY OF LOS ANGELES



KAREN BASS, MAYOR

City of Los Angeles - LAHD
P.O. Box 17790
Los Angeles, CA 90017-0790



Rev 20241126

2025

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Statement of Registration of Rental Units

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Under the Rent Stabilization Ordinance and the Just Cause Ordinance, no landlord shall demand or collect rent for a rental unit without obtaining and serving this valid registration statement to the tenant. Only landlords of JCO units can also post the certificate in an accessible common area of the property. This registration statement, which is valid through June 30, 2026, attests that 5 out of 5 rental unit(s), at the location indicated below have been registered as required by law.

FIVE of FIVE rental units

APN: 5183017019

LOCATION: 451 S BREED ST
LOS ANGELES CA 90033

DATE ISSUED: 2/20/2025

UNITS REGISTERED: 5

VALID FOR: 7/1/2025 through 6/30/2026

Specific rental units are not listed on this certificate.



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NOL LE MEYER & HUYEN THANH LAI
9400 TOPANGA CANYON BLVD STE 110
CHASTSWORTH, CA 91311

UPDATES TO THE RENT STABILIZATION ORDINANCE AND THE NEW JUST CAUSE FOR EVICTION ORDINANCE

The City's Rent Stabilization Ordinance (RSO) applies to most multifamily properties built on or before October 1, 1978. On January 27, 2023, Ordinance No. 187737, the Just Cause Evictions Protections Ordinance (JCO), went into effect on 01/27/2023, providing eviction protections to all non-RSO residential units. All rental units in the City of Los Angeles require this annual registration certificate to demand and accept rent legally.

- **Protections Notice Posting Required (Applies to RSO and JCO Units):** All landlords of residential properties must provide a Notice of Renters' Protections to tenants who begin or renew their tenancy on or after January 27, 2023. A copy of the Notice can be found at <http://housing2.lacity.org/protectionsnotice>, which must also be posted in an accessible common area of the property.
- **SCEP Fee Pass-through:** The SCEP fee is \$67.94 per unit. Landlords may pass through a monthly surcharge of \$2.83 per rental unit, provided they have paid the SCEP fee and given the tenant a 30-day advance written notice. Note that SCEP is not billed to the landlord for condominiums or stand-alone single-family dwellings and cannot be charged to the tenants.
- **RSO Registration Fee Pass-through (Applies to RSO Units Only):** The RSO registration fee is \$38.75 per rental unit. Landlords may pass through a monthly surcharge of \$1.61 per rental unit, provided the landlord has paid the RSO fee and has given the tenant a 30-day advance written notice.
- **Rent Increase Amount (Applies to RSO Units Only):** Unless amended by the City Council, the allowable RSO rent increase effective July 1, 2024 through June 30, 2025, is 4%. Only one annual rent increase is allowed every 12 months. The RSO does not regulate rent increases for condominiums where the existing tenancy was established after December 31, 1995. It also does NOT regulate rent increases in JCO units.
- **Security Deposit Interest (Applies to RSO Units Only):** Landlords of rental units subject to the RSO must pay interest annually on security deposits held for at least one year. The amount due may be determined by (1) using the actual documented interest on each security deposit account or (2) paying simple interest in accordance with a rate established annually by the City. For deposits held in the calendar year 2024, the interest rate was 0.52% and for 2025 is 4.32%.
- **LAHD Updates:** Sign up for our LAHD e-Newsletter at <http://housing.lacity.org/about-us/subscribe-to-newsletters> for RSO, JCO, and SCEP updates! For further information, please visit our website at <http://housing.lacity.org> or call (866) 557-7368.

