

Rent Stabilization and Eviction Control Ordinance Webinar

March 24, 2026



Today's Agenda

1. Background
2. Exempt Properties & Claiming an Exemption
3. Rent Stabilization Provisions
4. Eviction Controls
5. Relocation Assistance
6. Petitions & Petition Process
7. Resources



Background

- August 2022: Urgency Ordinance No. 4320 adopted
 - Established Pomona's first rent stabilization and eviction protections
- April 2023: Ordinance No. 4329 adopted
 - Expanded protections by revising relocation assistance requirements for tenants facing no-fault evictions
- November 2025: Ordinance No. 4359 adopted by City Council
 - Repeals and replaces previous urgency ordinance
 - Effective Jan 1, 2026–Dec 31, 2026, unless extended by City Council resolution
 - Sets a new annual rent cap (maximum 5% increase)
 - Clarifies landlord and tenant rights, updates administrative procedures



Exemptions

- Certain rental properties are exempt from Pomona's Rent Stabilization and Eviction Control Ordinance
- Property owners must submit a formal Notice of Exemption to the City to claim exemption
- Exempt Property Types:
 - Transient and tourist hotel occupancies
 - Nonprofit hospitals, religious facilities, extended care, or licensed residential care facilities
 - Units with a certificate of occupancy issued after February 1, 1995
 - Dormitories owned/operated by schools or higher education
 - Owner-occupied single-family homes (renting ≤ 2 units/bedrooms, including ADUs/JADUs)
 - Duplexes with owner occupancy at tenancy start
 - Units built within the last 15 years
 - Alienable separate units (single-family homes, condos, townhomes)
 - Subdivided interests in a subdivision
 - Units with federal/state/local housing subsidies (e.g., Section 8)
 - Units subject to a recorded covenant restricting rent or tenant income



Claiming an Exemption

- File a Notice of Exemption with the Rent Stabilization Program
 - Use the City's required form
 - Specify grounds for exemption and provide required documentation
- Timing:
 - New tenancies: File before collecting rent
 - Existing tenancies: File within 60 days of the Ordinance's effective date, or the date the exemption becomes applicable
- If a notice is not filed, the unit may be subject to all Ordinance provisions
- Exemptions are subject to City review and approval. A new Notice of Exemption is required if the original submission is no longer applicable
- The Notice of Exemption must be signed under penalty of perjury



City Review of Notices of Exemption

- Within 30 days of receiving a complete Notice of Exemption, the City will issue an Acknowledgment of Receipt
 - The acknowledgment does not constitute approval or a determination that the unit is exempt
- The City has up to 90 days to review the submission and notify the landlord whether the exemption is approved or denied
- The City will log all Notices of Exemption received, including those submitted after the filing timeframe identified in the Ordinance
- The City's determination regarding exemption status is limited to exemption eligibility and does not address compliance with filing deadlines or consequences of non-compliance



Claiming an Exemption

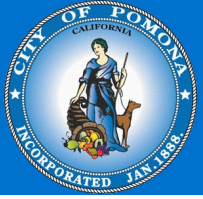
The City's determination of exemption is subject to the following conditions:

1. The exemption is valid only as long as the Rental Unit remains eligible under the exemption claimed
2. Any change in ownership, occupancy, use, or eligibility must be reported to the City
3. The City reserves the right to revoke any exemption if it is determined that the unit no longer qualifies
4. An exemption determination applies only to the City's Rent Stabilization and Eviction Control Ordinance No. 4359, and does not exempt the property from compliance with other applicable state or local laws



Rent Stabilization Provisions

- **Annual Rent Increase Cap**
 - Maximum increase of 5% per year
 - No banking or carryover of unused increases
- **Frequency of Increases**
 - Only one rent increase permitted in any 12-month period
- **Housing Services & Habitability**
 - A reduction in housing services may be treated as an improper rent increase and may be challenged by tenants
 - No rent increase permitted if the unit is uninhabitable or violates habitability standards
- **New Tenancies**
 - Initial rent for a new tenancy is not restricted
 - All subsequent increases are subject to the Ordinance



Eviction Controls: Landlord Requirements

Before terminating a tenancy, landlords must:

1. **Serve a Proper Notice of Termination**

- Must comply with California Code of Civil Procedure §1162 and other applicable state laws

2. **Classify the Termination**

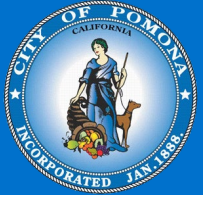
- Termination must be identified as At-Fault or No-Fault

3. **Do Not Accept Rent After Termination**

- Once the tenancy is terminated, landlords cannot accept rent or other consideration for continued occupancy

4. **Submit Court Filings to City (if applicable)**

- If an unlawful detainer action is filed, a copy must be provided to the City within 10 calendar days of serving the filing



Eviction Controls: Just Cause Eviction

Under the Ordinance, Landlords must have an At-Fault or No-Fault reason to terminate a tenancy:

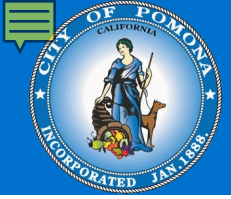
At-Fault Termination

- Nonpayment of rent
- Lease violations (uncured after notice)
- Nuisance, damage, illegal activity, refusal of access
- See full list in Section 30-576(c)

No-Fault Termination

- Owner/relative move-in (with restrictions)
- Demolition or permanent removal from rental use
- Substantial remodel (with cost and duration requirements)
- Compliance with government order
- See full list in Section 30-576(d)

Note: For terminations that qualify as No-Fault, landlords must provide financial relocation assistance



Relocation Assistance

Relocation Assistance is a one-time payment landlords must provide to tenants when issuing certain qualifying No-Fault eviction notices

Current amounts:

Tenant Household	Tenants Residing Less Than 3 Years	Tenants Residing More Than 3 Years	Income Eligible Tenants	Reduced Relocation (Eligible Landlords)
Eligible Tenant Household	\$6,164	\$8,074	\$8,074	\$5,926
Qualified Tenant Household	\$12,998	\$15,377	\$15,377	\$11,960



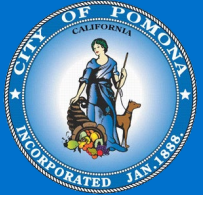
Fair Return Petition

- **Who Files:** Landlord
- **Purpose:** Request a rent increase above the 5% annual cap to ensure a fair and reasonable return on the property
- **Requirements:**
 - Submit financial documentation showing need (income, expenses, supporting records)
 - Complete the City's required petition form
 - Pay City's the City's costs associated with review of the petition
- **Process:**
 - Tenants must be notified and receive a copy of the petition
 - Hearing officer reviews evidence and issues a decision
 - If approved, rent may be increased as determined by the hearing officer



Capital Improvement Petition

- **Who Files:** Landlord
- **Purpose:** Request to pass through costs for major improvements (with a useful life of 5+ years) to tenants
- **Requirements:**
 - Provide details and documentation of the improvement and costs
 - Pass-through capped at the lesser of 10% of rent or \$100/month, during the approved amortization period
- **Process:**
 - Tenants must be notified and receive a copy of the petition
 - Decision sets allowable pass-through amount and schedule



Tenant Petition for Noncompliance

- **Who Files:** Tenant
- **Purpose:** Challenge unlawful rent increases, loss of housing services, habitability issues, or other Ordinance violations
- **Requirements:**
 - Submit evidence (e.g., rent notices, photos, inspection reports)
 - Complete the City's prescribed petition form
- **Process:**
 - Landlord must be notified and receive a copy of the petition
 - Hearing officer reviews evidence and testimony
 - Decision may adjust rent, order reimbursement, or impose fines



Petition Process

1. File Petition

- Submit the official form with supporting evidence to the City's Neighborhood Services Department

2. Notice

- Mail a copy of the petition to the other party (tenant or landlord) within 10 days of acceptance; file proof of service

3. Hearing

- Scheduled 15–60 days after petition is accepted and notice is served. Both sides may present evidence and testimony

4. Decision

- Written decision issued within 30 days after the hearing



Resources

1. Rent Stabilization Coordinators:

Guillermo Rivas and Elizabeth Leon

Hotline: (909) 620-3777 / Front Desk: (909) 620-2368

Website: <http://www.Pomonaca.gov/RS>

2. Neighborhood Legal Services of Los Angeles (NLSLA):

Phone: 1(800) 433-6251

Website: <https://nlsla.org/services/>

3. Neighborhood Legal Services Self-Help Center:

Phone: 1(800)433-6251

Website: [Self-Help Centers - NLSLA](#)

Self-Help Walk in Center located at Pomona Superior Court 400

Civic Center Plaza 7th Floor Pomona, CA 91769.

- Answers on evictions and nonpayment of rent
- Unlawful Detainers (UDs)
- Notice to pay
- Covenant to pay or quit
- Elder abuse
- Civil Harassment Website: [self-help Centers-NLSLA](#)

4. Housing Rights Center:

Phone: 1(800) 477-5977

Website: www.hrc-la.org

5. Legal Aid Foundation of Los Angeles:

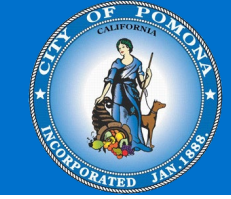
Phone: 1(800) 399-4529

Website: <https://lafla.org/>

6. Stay Housed LA:

Phone: 1(888) 694-0040

Website: [https://www.stayhousedla.org\](https://www.stayhousedla.org/)



QUESTIONS?