



The **Owner Engagement Hour** occurs twice a month and provides an opportunity to ask Los Angeles County Development Authority (LACDA) staff about general Program questions. Expert staff are available to provide information regarding:

- Request for Tenancy Approval Process;
- Requesting a Rent Increase; and
- LACDA Incentives.

Wednesday, February 4, 2026

10:00 A.M. - 11:00 A.M.

Teams Link: bit.ly/43evxnD

Wednesday, February 18, 2026

3:00 P.M. - 4:00 P.M.

Teams Link: <http://bit.ly/4knSZpt>

Questions? (626) 586-1985 HIP@lacda.org



Thursday, February 19, 2026

11:00 A.M. - 12:00 P.M.

Workshops are designed to provide participant families and owners an opportunity to learn about the LACDA's rental assistance programs offered. Join the meeting to learn about the LACDA's rent increase process.

Register in advance for this Teams meeting at: <https://bit.ly/4jCMUGe>.

Once registered, a confirmation email will be sent with further instructions. For more information, please call (626) 943-3841 or email Dominic.Vargas@lacda.org.



HAVE YOU JOINED THE RENT CAFÉ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

[Click to Access the Rent Café Portal](#)

For help signing up, or questions about your Rent Café Portal account, email RentCafePortal@lacda.org.

EFFECTIVE JANUARY 1, 2026

Landlords must provide and maintain a working stove and refrigerator as part of the minimum habitability standards. Assembly Bill (AB) 628 applies to ALL leases entered into, amended, or renewed as of this date.

HELPFUL RESOURCES

Know Your Rights & Basics of Renting

Security Deposits
Screening Fees
Immigration Rights
Language Access

[Click here to learn more.](#)

Monterey Park Fair Housing Workshop

Thursday, February 12, 2026
6:00 P.M. - 8:00 P.M.

[Click here to learn more.](#)

TENANT-PROVIDED REFRIGERATORS



- Tenants may choose to provide their own refrigerator, but only if agreed upon at lease signing **and** documented in writing as follows:
- The lease states that it is the tenant's choice to supply the appliance, and not a requirement imposed by the landlord.
- The landlord is **not responsible** for maintaining a tenant-provided refrigerator.
- *The lease acknowledges that the tenant may provide a 30-day notice to the owner that they no longer wish to use their own refrigerator, at which time the owner must install and maintain a refrigerator in good working order.

RECALLED APPLIANCES

- A refrigerator or stove under recall is **not** compliant under AB 628.
- Landlords must repair/replace recalled appliances **within 30 days** of receiving notice of the recall.
- Tenants' rights to repair-and-deduct or vacate due to untenantable conditions remain unchanged.



EXEMPT UNITS

Permanent Supportive Housing (Project-Based Voucher units with available supportive services, U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing units, Continuum of Care units, and those referred to through a Coordinated Entry System.)

- Single Room Occupancies.
- Units in a residential hotel.
- Shared housing with a common kitchen.

*Pursuant to section 9.9 of the LACDA's Administrative Plan, any changes to the lease requirements regarding tenant or owner responsibilities for utilities or appliances must also be reported **in writing** to the LACDA.



OLD, PEELING, & CHIPPING PAINT?

You Could Receive Up to

\$105,000

in **FREE** Health and Safety Home Repairs