

What is CES?

The Coalition for Economic Survival (CES) has been contracted by the City of Los Angeles Housing Department to provide outreach to tenants in REAP Buildings.

CES is available to provide you with information about REAP, your rights as a tenant and answer any questions you have.

The Coalition for Economic Survival is a non-profit grassroots tenants' rights organization that has been working to secure renters' rights and preserve affordable, quality housing for over 35 years.



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Coalition for Economic Survival



**Your building
has been put
into the City
of L.A. Rent
Escrow
Account
Program
(REAP)**

Your RENT Should
Have Been Reduced &
You Are Encouraged
To Pay Your Rent to
the City of Los
Angeles, *Instead of*
Your Landlord

Find out more >>>

What is REAP?

REAP stands for the Rent Escrow Account Program. It is a city of Los Angeles program administered by the Los Angeles Housing Department (LAHD) as part of its effort to address substandard housing conditions.

Which buildings are placed into REAP?

Although there are many apartment buildings in very bad shape, only buildings cited by Los Angeles Housing Department, Building and Safety, The County Health Department, and the Fire Department for having unsafe living conditions are in the program.

How do I know if my building was placed in REAP?

Tenants receive written notice from the City of L.A. that the building has been placed in REAP. The notice also includes what the reduced rent is and how to pay the rent to the city.

Can the landlord evict me for paying my rent to the REAP account?

No. As long as you are paying your rent into the REAP account you are protected by the City law.



How are tenants impacted when their building is placed in REAP?

Tenants' rent in most cases are reduced to as much as 50% of their current rent.

What do tenants do when their unit is in REAP?

Tenants are encouraged to pay their rent into a City of L.A. Rent Escrow Account

Why should rent be paid into the REAP account?

This will help put pressure on the landlord to make the needed housing repairs. That will be the only way a landlord can resume receiving rent payments help in the REAP account.



How long will the city keep the rent?

Until the housing code violations have been corrected.

How will I know when my building is taken out of REAP?

Once your building repairs are approved by the City, LAHD will notify all tenants that their building is out of the REAP program.



When am I supposed to pay my rent to the landlord again?

You must receive a 30 Day Notice notifying you that all future rent payments are to be paid to the landlord before you are required to resume paying your landlord the rent.

Can the landlord raise the rent after the building is removed from REAP?

No. Until the unit is removed from REAP, and for one year thereafter, or longer, the landlord or any subsequent landlord cannot increase the rent of the current tenant or any subsequent tenant.