



California Apartment Association  
Los Angeles County

January 30, 2026

Board of Supervisors  
County of Los Angeles  
VIA EMAIL

**Item 11: OPPOSE: Increase of Rent Debt Threshold**

Dear Chair and Members of the Board of Supervisors,

The California Apartment Association (CAA), representing thousands of rental housing providers throughout Los Angeles County, opposes the proposal to increase the rent debt threshold from one month to two months.

CAA supports policies that promote housing stability. However, expanding this policy would be counterproductive, disproportionately impact the economically disadvantaged, and make housing harder to access.

**Failure to Adhere to the Cluster Committee Process**

This item should not be exempt from the cluster committee process. Posting items to cluster committee ensures public input, adequate notice, and meaningful deliberation. Skipping this important step continues to erode trust in our local institutions.

Recent reporting from the [Los Angeles Times article "Finally, a renter's market,"](#) highlights a softening rental landscape. The justification for bypassing the cluster process is unclear.

**Emergency Rent Relief Is the Right Tool**

The County recently launched a rent relief program for residents impacted by the 2025 fires. CAA has actively promoted this program and supports its expansion into a permanent, flexible rental assistance pool for tenants facing temporary financial hardship.

Eviction thresholds do not replace targeted rental aid. Direct monetary assistance is the most effective way to stabilize households without destabilizing housing providers.

**Unintended Consequences**

This proposal will ultimately harm the very people the County intends to help. As financial risk increases, housing providers respond by raising screening standards, reducing flexibility, and becoming more cautious.

Continued regulatory uncertainty discourages long-term participation in the rental housing market. Housing providers make decisions based on predictable rules and enforceable contracts. Policies that rely on compelled nonpayment are not imposed on other services and should not be normalized in housing.



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A functional economy depends on the reasonable expectation that services rendered will be compensated. Under the current ordinance, housing providers may be required to absorb unpaid rent on a rolling basis indefinitely, effectively compelling them to extend open-ended, no-interest loans. This structural flaw should be addressed before any expansion of the policy is considered.

**Real Financial Impact on Housing Providers**

Most housing providers lack the financial capacity to absorb prolonged nonpayment without jeopardizing their ability to operate, maintain their properties, and continue providing housing.

Most unlawful detainer proceedings are due to nonpayment of rent. It can take six months or longer to work its way through the courts. Even after a judgment in favor of the housing provider, it can take additional months for the Sheriff to restore possession of the property. Throughout this process, housing providers remain responsible for mortgages, property taxes, insurance, utilities, and ongoing maintenance.

**Conclusion**

CAA urges the Board to reject this proposal, adhere to established cluster committee procedures, and focus on proven, balanced alternatives. We respectfully request the Board utilize targeted rental assistance to help desired populations and focus on policies that preserve the long-term health of the rental housing market.

Sincerely,

Fred Sutton  
California Apartment Association