



LOS ANGELES COUNTY RENTAL HOUSING HABITABILITY PROGRAM

ENVIRONMENTAL HEALTH DIVISION | 5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706-1423
1-888-700-9995 | DPH-RHHP@PH.LACOUNTY.GOV



REVISED NOTICE TO ALTADENA AREA OWNERS AND TENANTS OF RENTAL HOUSING PROPERTY

California law requires owners of rental property to maintain their rental housing property and units in a manner that meets housing health and safety standards. The Eaton fire created significant amounts of smoke and ash that deposited downwind from the fires. Air quality measurements during the fire found that the smoke contained toxins. The smoke may have infiltrated rental housing buildings and units that were in or near the burn areas.

To meet state housing health and safety standards, landlords must remediate hazardous ash, soot and smoke damage from rental housing properties and units and maintain rental housing units in a safe and habitable condition. The presence of noticeable smoke damage, including fire-related ash and soot in and around a rental housing property and/or a lingering smell of smoke, may present a health and safety risk to residents. Fire-related smoke, ash, and soot can also infiltrate attics, insulation, and a building's heating, ventilation, and air conditioning (HVAC) systems and other ductwork. For wildfire smoke damage, ash, or soot in or around rental housing property or unit(s), the rental housing property owner must take steps to safely remove these hazards.

The County of Los Angeles' Rental Housing Habitability Program is authorized to inspect rental housing units in the unincorporated areas of the County for compliance with health and safety standards and will respond to tenant complaints regarding smoke damage and the presence of ash or soot.

For those rental housing properties located in unincorporated Altadena: Public Health presumes that they have been impacted by the Eaton fire and must be mitigated. Therefore, upon receipt of a complaint from a tenant in Altadena, Public Health will inspect the rental housing property and unit, and order the landlords and/or rental property owners to hire certified professionals (i.e. Environmental Consultants / Industrial Hygienists) to evaluate the rental housing property for smoke, ash and soot damage, including the interior of the unit(s) and the building systems (e.g., attics, HVAC systems, insulation and ductwork); perform testing as warranted to evaluate the fire's impact on the property; and hire certified professionals to perform necessary remediation.

For other potentially impacted rental housing properties located near and immediately downwind from the Eaton Burn Area and within the jurisdiction of County Public Health: Public Health will respond to tenant complaints by conducting inspections for smoke, ash and soot damage in all exterior and interior areas of the unit and cite landlords and/or rental property owners for any detected habitability violations and, if there are perceptible smoke or ash impacts from the Eaton fire, landlords and/or rental property owners will be ordered to hire certified professionals to evaluate the rental housing property, perform testing as warranted to evaluate the fire's impact on the property, and perform necessary remediation.

Failure to comply with Public Health orders may result in further legal action. Retaliation against a tenant for exercising their rights is prohibited by Los Angeles County Code § 8.53.180.

Landlords may reach the County's Rental Housing Habitability Program at (888) 700-9995 (select option 3) or via email at DPH-RHHP@ph.lacounty.gov.

Tenants may submit a complaint regarding suspected smoke or ash damage from the Eaton Fire directly to Public Health at (888) 700-9995 (select option 3) or via email at DPH-RHHP@ph.lacounty.gov.

For more information, please visit: www.ph.lacounty.gov/rhhp.

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