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Successful Enforcement Action at Illegal Short-Term Rental Restores Housing for Renters to Market

Better Neighbors LA campaign to protect rent-controlled housing from illegal short-term rental conversion scores major victory as units returned to rental market

Los Angeles, CA: Better Neighbors LA scored a major victory for renters this week after a months-long campaign against an illegal short-term rental. The landlord had converted a rent-controlled home on South Orange Avenue into an illegal hostel increasing noise, litter, and disturbances on this quiet residential street.

Neighbor Paula Yerman said: *I have lived in this neighborhood since the mid-90s and it has always had been a close-knit and active community. However, for the last 10 years, our quiet corner of the Miracle Mile has been plagued by an illegal vacation rental that increased crime, litter, and disturbances. For 10 years we tried to get the rental shut down and finally after working with Better Neighbors LA, we succeeded! Now a family can move into the rental and join our neighborhood association.*

The landlord has [listed the property](#) as a family-friendly, long-term rental, rather than an illegal vacation rental for tourists. The return of housing to the market is the result of a campaign by Better Neighbors LA, neighbors, and hospitality workers who filed a complaint, canvassed residents and sent letters to the City Planning Department to enforce the Home Sharing Ordinance and shut down the violator. They also handed out window and lawn signs (see attached)

The neighbors and I were growing increasingly concerned when I filed a complaint with City Planning about the illegal hostel on my street. None of us wanted to raise our children in a neighborhood with people coming and going at all hours of the day and night, treating our street like a commercial strip. I am so relieved that enforcement worked, and we are all celebrating that the duplex will now be used as it is zoned - as two single family units. We're all hoping they're great neighbors who love this neighborhood as much as we do! –Jamie, neighbor

Better Neighbors LA operates a [website and hotline](#) that enables residents and neighbors to report short-term rentals that violate the city's Home Sharing Ordinance (HSO). The group also produces [monthly Enforcement Reports](#) on the status of HSO enforcement along with recommendations on how City Planning can increase enforcement, close loopholes, and hold platforms accountable for illegal listings.

This victory for renters and neighbors highlights how important the HSO is to protect housing and prevent neighborhood nuisances. If the City is serious about the housing and homelessness crisis facing residents, it will direct Planning to hold platforms accountable for illegal listings and use all available tools to protect tenants, preserve affordable housing and reduce homelessness. –Nancy Hanna, Better Neighbors LA

Short-term rentals have been shown to exacerbate the housing and homelessness crisis in Los Angeles, and enforcement of the HSO is a cost-effective, immediate strategy to address that crisis. Better Neighbors filed an [amicus letter](#) with Judge Carter outlining the crisis and the impact of illegal short-term rentals on the City's housing.

Los Angeles passed the Home Sharing Ordinance in 2018 to address a crisis-level shortage of affordable housing and the negative effects of short-term rentals on neighborhoods and communities. The Ordinance limits home sharing to primary residences and requires hosts of short-term rentals to register for a permit. It also prohibits host platforms from processing bookings for listings without a valid City Home Sharing registration number and from using housing units under the Rent Stabilization Ordinance as short-term rentals.

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Better Neighbors LA is a coalition of Southern California hosts, tenants, housing activists, hotel workers, and community members. We believe the best way to support true sharing for hosts and guests is also the best way to protect jobs, housing, and communities: by curbing illegal commercial activity in the short-term rental industry.