

# Kimball, Tirey & St. John LLP

## Legal Alert

### **Downtown Los Angeles Courthouse requires that a Notice to Pay Rent Identify the name of a “natural person” to whom rent can be delivered**

January, 2017

Unlawful Detainer Judges in the downtown Los Angeles Courthouse (Stanley Mosk) have recently held that a Three Day Notice to Pay Rent or Quit must identify a *natural person* to whom rent may be delivered. Listing the name of the apartment complex or property management company is not enough. The natural person or live body to whom rent may be delivered should be identified in the notice at a location near all other payment information (i.e. telephone number, payment location, and usual days and hours available for receipt of payment). Printing a name at or near the signature line may be insufficient. Identifying a title only (e.g. Community Manager) may likewise be insufficient. If more than one employee is available to accept rental payments then it is sufficient to simply list the name of one of the employees.

Please note that so far this defense has only been recognized in the Downtown Los Angeles Courthouse. Until this issue is resolved on appeal, it shall remain a source of risk and uncertainty in nonpayment of rent cases where the name of a person to whom rent can be delivered is not inserted in the pay or quit notice.

*Please feel free to contact our Los Angeles office at (800)577-4587 with any questions on this topic.*

---

*Kimball, Tirey & St. John LLP is a full service real estate law firm representing residential and commercial property owners and managers. This article is for general information purposes only. While KTS provides clients with information on legislative changes, our courtesy notifications are not meant to be exhaustive and do not take the place of legislative services or membership in trade associations. Our legal alerts are provided on selected topics and should not be relied upon as a complete report of all new changes of local, state, and federal laws affecting property owners and managers. Laws may have changed since this article was published. Before acting, be sure to receive legal advice from our office. For contact information, please visit our website: [www.kts-law.com](http://www.kts-law.com). For past Legal Alerts, Questions & Answers and Legal Articles, please consult the resource section of our website.*