



CHINESE AMERICAN REAL ESTATE PROFESSIONALS ASSOCIATION
華裔房地產專業協會

March Monthly General Meeting

Wednesday, MARCH 12, 2014

6:30pm ~ 9:30pm

Empress Harbor Seafood Rest.

111 N. Atlantic Blvd., 3rd Floor
Monterey Park, CA 91754

SPEAKER



Kenny Tan is a real estate litigation attorney with 20 years of experience. He has been a registered civil engineer since 1993, a realtor since 2004, a member of the West San Gabriel Valley Association of Realtors, and the current legal counsel for CAREPA.

He started his practice with a focus on construction defects litigation and later in 2000 on real estate litigation. A major part of his practice has been in the landlord-tenant area. During the foreclosure crisis which started in 2007, he represented clients investing in rental properties, some of which are located in rent-controlled cities throughout California.

TOPIC

"Evicting Tenants In Rent-Controlled Cities"

The rental market has flourished over the last several years, especially in the San Francisco area. Rent has seen double digits growth in many metropolitan areas.

Buying rental properties in rent-controlled cities like San Francisco and Los Angeles requires some working knowledge of the rent control ordinances when it comes to evicting tenants from these properties. In rent-controlled cities, just cause is required before a tenant can be evicted. Many buildings have had tenants for many years paying lower than



market rent, prompting landlords to find ways to evict these tenants. However, evicting tenants in rent-controlled cities can be difficult. Some landlords deciding to remove their buildings from rental market soon find out while that is an option available to them, it is not an easy one to achieve due to many restrictions.

In this seminar Mr. Tan will present issues on rent control evictions in various cities and reserve some time to discuss the **Ellis Act** as the two areas of law are related.

CAREPA 2014 REAL ESTATE BUSINESS CONFERENCE & EXPO

Sunday, August 3, 2014 ✘ San Gabriel Hilton ✘ 9am ~ 3pm

Please contact CAREPA for information and sponsorship opportunities.

FOR RESERVATIONS AND INFORMATION, CONTACT

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