

Communication from Public

Name: Laura Mendez

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Comments for Public Posting: My name is Laura Mendez, and I am a student at USC. Through my work with tenants, I have witnessed how renovictions are being used in bad faith to displace low-income tenants, especially in Latino and immigrant communities like mine. Landlords are exploiting the "substantial remodel" loophole to subvert rent caps and remove tenants who are paying below-market rents. Data from the Los Angeles Housing Department confirms that most renovictions are carried out by landlords who recently purchased the property, making displacement part of their business model. If this loophole is reopened, we know what will happen: Landlords will rush to file eviction notices, leading to even more displacement and homelessness. Other cities in Southern California—including Inglewood, South Pasadena, Maywood, Culver City, and unincorporated LA County—have already closed this loophole. LA City must do the same. I urge you to vote YES on the Interim Control Ordinance to extend the ban on renovictions. But this is only a temporary solution. We need a permanent ordinance to end this harmful practice for good. The City must ensure that no tenant loses their home under the pretext of renovations, especially when the real goal is to flip units for higher rents. Please vote yes on Agenda Item #20 and commit to a long-term solution that protects tenants and keeps families in their homes. Thank you.