

Communication from Public

Name: Lin Ouyang

Date Submitted: 09/23/2024 11:06 AM

Council File No: 14-0268-S18

Comments for Public Posting: Hello, my name is Lin Ouyang. I am commenting on agenda item number 30 and general comment. I live in Council District number 9. I am urging all Council members today to vote YES and pass TAHO as amended by the Housing and Homeless Committee. Furthermore, the Tenant Anti-Harassment Ordinance must include key provisions such as: 1. ensuring landlords are fined when they are found in violation of the ordinance 2. instituting triple damages when landlords willfully engage in harassment 3. and must include remedies for tenants such as emotional damages Without consequences for harassment, landlords will continue to ignore TAHO. My landlord has removed the housing accommodations such as bathrooms, kitchens, dining rooms, living rooms, study rooms, recreation rooms, janitor rooms, laundry, etc, through primary renovation work. The primary renovation work is to convert a dorm/Catholic convent into an apartment building. New tenants have moved into the new units built using the space of the housing accommodations removed, and my unit has become deficient and inhabitable without these accommodations. In addition, on January 13, 2023, while I was still living in the property, my landlord started the construction pulling down walls and injured me. Landlord did not provide access to temporary housing and storage when it started the construction. I believe passing TAHO as amended will help to make landlord accountable for their doings. Thank you.

Communication from Public

Name: Kyle Nelson

Date Submitted: 09/23/2024 12:56 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Kyle Nelson. I am commenting on agenda item number 30 and general comment. I am a renter and live in Council District number 5. I am urging all Council members to vote YES and pass the Tenant Anti-Harassment Ordinance (TAHO) today. The current TAHO is not strong enough and unenforceable. Without consequences for harassment, landlords will continue to ignore TAHO. To fix this problem, TAHO must include 4 key amendments: *Ensure landlords are fined when they are found in violation of the ordinance Institute triple damages when landlords willfully engage in harassment *Must include remedies for tenants such as emotional damages *Create affirmative defenses in eviction proceedings I am also writing to challenge the claims made in the CAA's opposition letter. This letter raises no serious legal concerns with the amendments; it merely reflects the CAA's policy preference for a weaker TAHO to shield from accountability its landlord members, many of whom are the largest landlords and management companies in the state and have been sued for tenant harassment in Los Angeles and elsewhere. Furthermore, CAA has provided no evidence that stronger anti-harassment ordinances in other cities in California have resulted in frivolous lawsuits. Please vote YES and pass a strong TAHO that will protect tenants in Los Angeles from landlords' harassment. Thank you.

Communication from Public

Name: Robert Drew

Date Submitted: 09/23/2024 11:36 PM

Council File No: 14-0268-S18

Comments for Public Posting: 23 September 2024 Greetings Council Members, Re: Council File Number 14-0268-S18 (TAHO) My name is Robert Drew. I request my concern about Agenda Item 30 be posted, entered as part of the public record, and given the serious consideration by Council that is warranted. I'm a resident of Council District 10. I urge ALL Council members to vote YES on the proposed amendments to the Tenant Anti-Harassment Ordinance (TAHO). This is a matter of great urgency for me and millions of renters who call Los Angeles home. The current TAHO needs a shot in the arm, so it can provide a more robust defense against landlords who maliciously or unintentionally do harm to their tenants. Consider the following four (4) TAHO amendments as being most essential. 1) Assess fines against landlords that violate any terms of TAHO 2) Allow for treble damages for against landlords who intentionally violate terms of TAHO 3) Allow tenants opportunity for relief from mental health and/or emotional issues exacerbated by TAHO violations 4) Establish TAHO violations as an affirmative defense with unlawful detainer lawsuits The Council must establish serious consequences for landlords who inflict harassment on innocent tenants. A clearly defined, robust TAHO will help mitigate the fear, pain, and suffering endured by tenants. I'm currently fighting an unwarranted unlawful detainer lawsuit. Even though I proffered a check to the property owner to cover past due and current, my payment was refused. The property manager and property owner want to force me out, so the monthly rent can be jacked up. To add insult to my injury, their action is retaliatory and discriminatory. I had the audacity to help organize a tenants union to request improvements and repairs. I even contacted the Los Angeles Housing Department and other public agencies for assistance. We all expect to be treated with fairness, dignity, and respect. This is what a "free" and open society is supposed to provide for ALL its residents. Thank you all for your time and enjoy the day.

Communication from Public

Name: Christina Boyar

Date Submitted: 09/23/2024 01:16 PM

Council File No: 14-0268-S18

Comments for Public Posting: My name is Christina Boyar and I'm an attorney at Public Counsel. I live in Council District number 5. I am urging all Council members today to vote YES and pass TAHO today. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: -Ensure landlords are fined when they are found in violation of the ordinance -Institute triple damages when landlords willfully engage in harassment -Must include remedies for tenants such as emotional damages -Create affirmative defenses in eviction proceedings Without consequences for harassment, landlords will continue to ignore TAHO.

Communication from Public

Name:

Date Submitted: 09/23/2024 02:11 PM

Council File No: 14-0268-S18

Comments for Public Posting: I am a resident of Council District 12 and I write this message urging all Council Members to vote YES and pass TAHO at the upcoming council meeting. The current TAHO protections are weak and unenforceable. I ask that the Tenant Anti-Harassment Ordinance include the following 4 key amendments: 1. Ensure landlords are fined when they are found in violation of the ordinance 2. Institute triple damages when landlords willfully engage in harassment 3. Must include remedies for tenants such as emotional damages 4. Create affirmative defenses in eviction proceedings without consequences for harassment, landlords will continue to ignore TAHO. Thank you. Resident, Council District 12

Communication from Public

Name: Jhozibel Medina

Date Submitted: 09/23/2024 01:47 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hello, my name is Jhozibel Medina, and I am an undergraduate student residing in Council District 4. I am urging all Council members today to vote YES and pass TAHO. The current TAHO is weak and unenforceable. Therefore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: 1. Ensure landlords are fined when they are found in violation of the ordinance 2. Institute triple damages when landlords willfully engage in harassment 3. Must include remedies for tenants such as emotional damages 4. Create affirmative defenses in eviction proceedings Without consequences for harassment, landlords will continue to ignore TAHO. Having worked within community housing clinics, I have witnessed the horrible situations tenants are subjected to by their landlords. I have seen landlords shutoff utilities and force tenants to live in uninhabitable conditions all in efforts of pushing them out of their homes, and such dehumanization goes unpunished due to weak legislation. If as Council District members you claim to support students and community members by all means necessary, you will vote YES.

Communication from Public

Name: Melina Paez

Date Submitted: 09/23/2024 01:50 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Melina Paez I am commenting on agenda item number 30 and general comment. I live in Council District number 55. I am urging all Council members today to vote YES and pass TAHO today. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: Ensure landlords are fined when they are found in violation of the ordinance Institute triple damages when landlords willfully engage in harassment Must include remedies for tenants such as emotional damages Create affirmative defenses in eviction proceedings Without consequences for harassment, landlords will continue to ignore TAHO. FURTHER, we need an independent audit of LAHD and its processes. Having experienced harassment from my landlord has impacted me by: 1) I have been subjected to sexual harassment by the landlord's maintenance man, whom they allowed to live in a room next to my unit. 2) Landlord refused to make repairs because they want me to pay more money. 3) Landlord has repeatedly performed work without the appropriate permits, including sawing into my closet and removing square footage (entering my unit without notice). 4) Landlord attempted to evict me without my knowledge. 5) Landlord (Beverly Hills multimillionaire family) has twice attempted to evict me, one time because my new employer was paying me days late and had the gall to request I pay their legal fees. They still haven't paid me \$500 per my lease for winning that lawsuit. 6) Landlord has given preferential treatment to other tenants, including new appliances. 7) I have audio of housing inspectors giving conflicting inspections, telling me something different than they told the landlord and trying to pass off their opinion without any legal justification. 8) An LAHD judge allowed the Landlord to commit perjury during our session. 9) Landlord had someone call me from a private number and offer to buy me out under the minimum allowed. This has resulted in financial setbacks and a lot of upheaval for my mental health. It is not sustainable to have a city run on rising rents and low wages. Citizens are not able to start families, raise their children appropriately due to working multiple jobs, invest in their retirement, invest in better education/opportunities, invest in the local economy. Many small businesses have been lost. The way this city is going, we are

facing mass poverty and homelessness over the next ten years. It's up to you to be on the right side of history, to restore civic pride, faith in our system, housing stability, and put an end to greed today. Thank you. Legal talking points: The CAA's opposition letter raises no serious legal concerns with the amendments; it merely reflects the CAA's policy preference for a weaker TAHO to shield from accountability its landlord members, many of whom are the largest landlords and management companies in the state and have been sued for tenant harassment in Los Angeles and elsewhere. The CAA has provided no evidence that stronger anti-harassment ordinances in other cities in California have resulted in frivolous lawsuits. The motion's goal is not to target all landlords, but actual bad actors who are engaging in clear harassment. CAA requests that the proposed definition of harassment remove conduct "indifferent to the rights of or impact on tenants." The CAA argues this could apply to a landlord's decision to close a pool for repairs. The CAA does not provide any legal authority to support their position. Lawful and well-founded actions are not willful, reckless, or grossly negligent.

Communication from Public

Name: Cassidy Bennett

Date Submitted: 09/23/2024 03:06 PM

Council File No: 14-0268-S18

Comments for Public Posting: I am urging all Council members today to vote YES and pass TAHO today. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: 1. Ensure landlords are fined when they are found in violation of the ordinance 2. Institute triple damages when landlords willfully engage in harassment 3. Must include remedies for tenants such as emotional damages 4. Create affirmative defenses in eviction proceedings Without consequences for harassment, landlords will continue to ignore TAHO.

Communication from Public

Name: Cesar M Vega Magallon

Date Submitted: 09/23/2024 03:12 PM

Council File No: 14-0268-S18

Comments for Public Posting: I am commenting on agenda item number 30 and general comment. I am urging all Council members today to vote YES and pass TAHO today. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: Ensure landlords are fined when they are found in violation of the ordinance Institute triple damages when landlords willfully engage in harassment Must include remedies for tenants such as emotional damages Create affirmative defenses in eviction proceedings Without consequences for harassment, landlords will continue to ignore TAHO. As a former tenant advocate of the Pilipino Workers Center, I saw how strong tenant advocacy and good ordinances could change lives and how in the surrounding community, landlords would ignore these all the same because they had no teeth. Tenant harassment is one root cause of homelessness, it destroys communities, families and lives. Please vote YES.

Communication from Public

Name: Cinthia Gonzalez

Date Submitted: 09/23/2024 04:40 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Cinthia Gonzalez I am commenting on agenda item number 30 and general comment. I live in Council District number 14 and I am urging all Council members today to vote YES and pass TAHO today. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: Ensure landlords are fined when they are found in violation of the ordinance Institute triple damages when landlords willfully engage in harassment Must include remedies for tenants such as emotional damages Create affirmative defenses in eviction proceedings Without consequences for harassment, landlords will continue to ignore TAHO. CD14 has a high volume of evictions filed and oftentimes harassment leads to a lot of self evictions or part of the eviction process. I urge Kevin De Leon to think about his constituents and if he would like to protect them from further displacement to pass strong tenant protections like TAHO. These 4 amendments will make the ordinance stronger for tenants and keep them housed.

Communication from Public

Name: EDNA MONROY

Date Submitted: 09/23/2024 08:01 PM

Council File No: 14-0268-S18

Comments for Public Posting: Dear City of Los Angeles Council, Attached you can find a letter of support from 81 mental health professionals asking for a stronger TAHO 2.0 to ensure tenants are protected from landlord harassment, and bring awareness to the mental and emotional toll that landlord harassment has on tenants' wellbeing. As mental health providers, they support TAHO 2.0 and look forward to working with the City to build on these provisions and continue addressing the dire needs of individuals affected by the housing crisis and the mental health impacts caused by unsanctioned landlord harassment. The motion's goal is not to target all landlords, but actual bad actors who are engaging in clear harassment of tenants. Thus, the undersigned ask the Los Angeles City Council to strengthen TAHO by ensuring the following amendments are included in the TAHO 2.0 motion: 1) The tenants' right to request damages due to the landlord's infliction of mental and emotional harm 2) The mandatory tripling of tenants' requested compensation in a harassment lawsuit 3) The minimum penalty of \$2,000 imposed on landlords for each separate TAHO violation 4) The tenants' ability to use harassment as a defense in an eviction case Los Angeles tenants need a stronger TAHO that protects them, that is enforceable and deters and stops landlord harassment so that tenants can feel safe at home, and enjoy peace and quiet. Thank you em

September 23, 2024

Honorable Members of the City Council
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

LA's Housing Crisis Is a Mental Health Crisis

Dear City of Los Angeles Council,

Los Angeles' renters are in a mental health crisis due to the explosion in evictions since January. More than 30,000 evictions have been filed in Los Angeles County. And the [rents have skyrocketed](#), making the cost of living unaffordable for many Angelenos -- many still carrying rent debt from the pandemic. And now the city is contending with an epidemic of landlord harassment, with [more than 13,000 complaints](#) filed with the Los Angeles Housing Department (LAHD) over the past three years. In 2021, Los Angeles passed the Tenant Anti-Harassment Ordinance (TAHO) to follow up on landlord harassment, but the ordinance has so far been poorly enforced, with just two dozen cases referred to the City Attorney's office for prosecution. In Summer 2023, the Keep LA Housed (KLAH) coalition began to advocate for changes to TAHO that would bring it in line with stronger laws in other cities, such as San Francisco and Oakland. Councilmember Nithya Raman introduced a motion in June 2024 that proposed KLAH's amendments. The motion passed out of the Housing Committee last month, but it did so with some of the changes that Councilmember Rodriguez added to weaken our amendments. As mental health providers, advocates and other stakeholders committed to strengthening access to equitable, just, and fair mental and behavioral health care, we are writing to express our committed support for a stronger Tenant Anti-Harassment Ordinance (TAHO).

Landlord harassment is a health crisis as much as it is a housing crisis. This is why provisions for mental health should be part of a robust tenant protection policy. TAHO 2.0 will strengthen the behavioral health of those affected by their landlord, expand access to integrated care, improve telehealth options, provide important data, and take first steps toward expanding coverage for people in emotional distress due to the L.A. housing crisis.

TAHO 2.0 comes at a critical time when the nation continues to struggle with the housing and mental health crisis. When a landlord cannot legally evict a tenant, they may try and harass that tenant out. This might include posting unlawful eviction notices, reducing or eliminating services like parking or laundry, neglecting repairs, verbal or physical assault, or nuisance construction intended to disturb peace, quiet, and safety.

In addition to increases in prevalence, there continues to be gaps in access to needed care. According to the [National Institutes of Health](#), in 2021-2022, among adults living with evictions, depression, anxiety, and psychotropic medication--for mental, emotional, or behavioral conditions--use was higher among those dealing with an eviction group compared to the non-risk group.

The motion's goal is not to target all landlords, but actual bad actors who are engaging in clear harassment of tenants.

Thus, we the undersigned ask the Los Angeles City Council to strengthen TAHO by ensuring the following amendments are included in the TAHO 2.0 motion:

1. The tenants' right to request damages due to the landlord's infliction of mental and emotional harm
2. The mandatory tripling of tenants' requested compensation in a harassment lawsuit
3. The minimum penalty of \$2,000 imposed on landlords for each separate TAHO violation
4. The tenants' ability to use harassment as a defense in an eviction case

Not making these changes to TAHO 2.0 would mean that a landlord will only owe a tenant money for harassment if the harassment results in property damage or physical harm, excluding the mental and emotional impact that landlord abuse has on tenants. They will also drastically reduce how much a tenant will be compensated for harassment, making harassment likelier to occur, and making it easier for landlords to evict tenants via harassment, thus aggravating the Los Angeles already existing housing crisis, and [tenants' quality of life](#).

As mental health providers, we support TAHO 2.0 and look forward to working with the City to build on these provisions and continue addressing the dire needs of individuals affected by the housing crisis and the mental health impacts caused by unsanctioned landlord harassment. Los Angeles tenants need a stronger TAHO that protects them, that is enforceable and deters and stops landlord harassment so that tenants can feel safe at home, and enjoy peace and quiet.

Sincerely,

Marisol Granillo Arce, MSW, MPH, ASW
Chris Datiles, LPCC #13266
Vilma Flores, MSW, ACSW
Mayra Perez, LCSW
Thomas Booth, LCSW

Dagan R. Bayliss, MSW
SANAM Mouradi AMFT
Melina Melgoza, M.Ed. Educator, Researcher, Harvard Graduate School of Education
Carlos Juarez, Substance Abuse Counselor, LAC DMH
Kiana Naimi, LCSW
Samantha Calvillo, LCSW
Carl Bolano ACSW
Matthew Mizel, Principal, MJJ Research and Consulting
Frances Gill, M.D., Psychiatrist
Vanessa Moreno
Jose Mendez, M.A., UCI School of Education
Naida Hennessey, Social Work Intern
Karen Carranza
Adrian Bacong, PhD, MPH
Gladis Chavez-Sosa, MPH
Tracey Thomas
J. Carlos Pulido
Michelle Seely, LMFT
Jennifer Murdocca, MA, MFT
Carlos Amador, Social Worker
Stella Chesler, LMFT
Lynne Jacobs, Ph.D.
Mary H. Siemes Silverman, Ph.D., clinical psychologist (private practice)
Patricia Duarte
Sherri Gerard, LCSW
Kathryn Heymann, LMFT96698
Laura Alongi
Doug Wilson, Psychologist
Nicole Vazquez, MSW, MPP
Sophie Morris
Allison Martinez, LCSW
Melanie Weinstein, Miracle Mile Resident, Filmmaker
Martha Sanchez, AMFT Casa de la Familia
Arnold Shir, UCLA Alumni
Haide Urbina
Vilma Vasquez
Ana Méndez Valencia, LCSW
Adriana Alejandre, LMFT, Latinx Therapy/ EMDR and Trauma Therapy Center
Linda Medrano
Cynthia Alonzo, LCSW

Haiza Martinez, ACSW
Cassandra Peterson-Solano, LCSW
Maria Berbeo, LMFT Licensed Marriage and Family Therapist
Katie Fishman, LCSW
Patricia Abrantes, LCSW
América Alaniz, LMFT
Mark Winitzsky, Psy. D., LMFT
Janette Zuniga, MSW
Erika Zurflueh
Alicia zamano
Lizet Upia
Sarah Homsy, MSW, ASW
Emmanuel Chavez, Medical Student
Ana Guardado
Melina Paez, Resident
Ebonie Thompson- suffering tenant
Christina Ortega
Rebeccca Helain Feinberg,tenant,Victim of violence, mandated reporter, mother,student,lasha
advocate, victim of landlord abuse
James Green, LMFT
Miracle McKinney, ACCE D10 President, ECWA Area 1 Rep
Mario Hércules
Lourdes Guardado
Everly Reyes
Ashley Genz-Sandoval, RDN, CSP, CDCES - Children's Hospital Los Angeles
Alyssa Avila
Maribel sanchez
Samantha Guerrero
Francisco Guerrero
Ana Maria Guerrero
Lazaro Guerrero
Nathaniel Guardado
Devin Reyes
Jenna Rosenthal, LCSW
Jacqueline Luna
Alexandra Sanchez, LCSW