

Communication from Public

Name: Marisol Granillo Arce

Date Submitted: 09/16/2024 09:00 AM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Marisol Granillo Arce. I am commenting on agenda item number 5 and general comment. I live in Council District number 10. I am urging all Council members today to vote YES and pass TAHO as amended by the Housing and Homeless Committee. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include key provisions such as: ensuring landlords are fined when they are found in violation of the ordinance instituting triple damages when landlords willfully engage in harassment and must include remedies for tenants such as emotional damages Without consequences for harassment, landlords will continue to ignore TAHO. Having experienced harassment from my landlord has impacted me by: berating me, failed to provide rent payment acknowledgements, refused to accept rent, ignored requests for repairs, blocked my parking space as I was dealing with a physical disability, and made me get rid of my bed so I was sleeping on the floor after just having had knee surgery. She also sent strangers to aggressively knock on my door late at night—this forced me to install security cameras, as I no longer felt safe in my home. All these impacted my mental health which has led to hypervigilance and paranoia. As a mental health provider, I am urging for a stronger TAHO to hold landlords accountable for the infliction of harassment to evict vulnerable communities.

Communication from Public

Name: Anahi

Date Submitted: 09/16/2024 09:04 AM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is _____. I am commenting on agenda item number 5 and general comment. I live in Council District number 10. I am urging all Council members today to vote YES and pass TAHO as amended by the Housing and Homeless Committee. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include key provisions such as: ensuring landlords are fined when they are found in violation of the ordinance instituting triple damages when landlords willfully engage in harassment and must include remedies for tenants such as emotional damages Without consequences for harassment, landlords will continue to ignore TAHO.

Communication from Public

Name: Manuel Mireles
Date Submitted: 09/16/2024 09:48 AM
Council File No: 14-0268-S18
Comments for Public Posting: Hi, my name is Manuel Mireles. I am commenting on agenda item number 5 and general comment. I live in Council District number 14. I am urging all Council members today to vote YES and pass TAHO as amended by the Housing and Homeless Committee. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include key provisions such as: ensuring landlords are fined when they are found in violation of the ordinance instituting triple damages when landlords willfully engage in harassment and must include remedies for tenants such as emotional damages Without consequences for harassment, landlords will continue to ignore TAHO.

Communication from Public

Name: Christina Boyar
Date Submitted: 09/16/2024 10:45 AM
Council File No: 14-0268-S18

Comments for Public Posting: My name is Christina Boyar and I am 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 as amended by the Housing and Homeless Committee. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include key provisions such as: -ensuring landlords are fined when they are found in violation of the ordinance -instituting triple damages when landlords willfully engage in harassment -and must include remedies for tenants such as emotional damages Without consequences for harassment, landlords will continue to ignore TAHO. 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: EDNA MONROY
Date Submitted: 09/15/2024 04:59 PM
Council File No: 14-0268-S18

Comments for Public Posting: Hello, my name is Edna Monroy. I am commenting on agenda item number 5 and general comment. I live in Council District number 10, where I have been a tenant for 8 years. I am urging all Council members today to vote YES and pass TAHO as amended by the Housing and Homeless Committee. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include key provisions such as: ensuring landlords are fined when they are found in violation of the ordinance, instituting triple damages when landlords willfully engage in harassment, and must include remedies for tenants such as emotional damages Without consequences for harassment, landlords will continue to ignore TAHO. The landlord of my LARSO duplex in mid-city has been harassing me nonstop for 3 years. She was pushing a cash for keys deal on me, and because I refused to accept it, she began by ripping out my washer and dryer, forcing me to get rid of my plant, sending random people to the back yard, and intimidating me so i can self evict. Because I have held my ground, she filed not one, but TWO unlawful detainers, aka evictions, which i successfully won thanks to the endless support of Stay Housed LA. I have filed numerous LAHD complaints to no avail, and the landlord continues harassing me. Without a stronger and enforceable TAHO, I, along with other hundreds and thousands of LA tenants will continue to go in circles, and our mental, emotional and overall wellbeing will be impacted. WE NEED A STRONGER TAHO 2.0 so we can truly feel safe and have peace in our homes! thank you em

Communication from Public

Name: Monisha Parker
Date Submitted: 09/13/2024 08:39 PM
Council File No: 14-0268-S18

Comments for Public Posting: Dear Housing and Homelessness Committee, I hope this letter finds you well. I am writing to address an urgent issue that affects countless tenants across Los Angeles: the need to strengthen the Tenant Anti-Harassment Ordinance. This ordinance is a critical tool in providing tenants with the protection they deserve, and enhancing it requires a multi-faceted approach that takes into account the voices of all stakeholders involved. Here are several strategies that I believe would significantly improve the current framework:

1. Enhancing Definitions and Provisions:
 - o It is essential to clarify the different types of tenant harassment, including verbal threats, illegal eviction attempts, and coercive behaviors. Furthermore, the inclusion of psychological harassment recognizes the emotional distress that can result from such actions and should be considered valid grounds for claims. Additionally, protections against retaliation for those who report harassment must be strengthened to ensure tenants can speak freely without fear.
2. Increasing Penalties for Violations:
 - o Increasing fines for landlords found guilty of harassment would serve as a strong deterrent. Furthermore, allowing successful plaintiffs to recover legal fees could empower tenants to seek justice without financial burdens hindering their efforts.
3. Strengthening Reporting Mechanisms:
 - o Establishing safe and anonymous reporting channels is vital for encouraging tenants to come forward with their experiences. A centralized database for tracking harassment complaints would also be beneficial in identifying repeat offenders and addressing patterns of behavior.
4. Education and Outreach:
 - o Developing educational programs that inform tenants of their rights can significantly empower them. Community workshops held across various neighborhoods would increase accessibility to resources and support.
5. Enhanced Support Services:
 - o Funding for legal aid organizations to assist tenants facing harassment can alleviate some of the challenges individuals face. Additionally, mediation services could offer a constructive way to resolve conflicts before they escalate.
6. Collaboration with Local Organizations:
 - o Partnering with tenant advocacy groups can provide crucial insights into the challenges faced by tenants. Involving housing authorities allows for better training of law enforcement in recognizing and addressing tenant harassment.
7. Regular Review and Updates:
 - o A periodic assessment of the

ordinance will ensure it remains relevant in a changing housing market. Gathering feedback from both tenants and landlords will help create a more effective and harmonious framework.

8. Public Awareness Campaigns: o Launching outreach initiatives to inform the public about tenant rights and the anti-harassment ordinance is necessary. Utilizing social media to engage the community will enhance its reach and effectiveness.

9. Legislative Efforts: o Proposing specific amendments in collaboration with city council members is essential for advancing the ordinance. Public hearings can further engage the community and incorporate diverse perspectives into the legislative process.

10. Data Collection and Analysis: o Collecting and analyzing data on harassment incidents will provide insights into patterns and areas in need of improvement. Conducting impact assessments will help evaluate the effectiveness of the ordinance and inform the public accordingly. By implementing these strategies, Los Angeles can enhance the Tenant Anti-Harassment Ordinance, creating a safer and more supportive environment for tenants. I urge the committee to consider these recommendations seriously and take immediate steps to foster a more equitable housing landscape in our city. Thank you for your attention to this critical issue. I look forward to seeing meaningful progress and am hopeful for a collaborative effort to protect the rights of tenants in Los Angeles.

Sincerely, Monisha Parker