

## Communication from Public

**Name:**

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**Council File No:** 25-0006-S16

**Comments for Public Posting:** As small mom and pop landlords our hearts go out to all fire victims. We know several people who have lost their homes. We'd like the city council to consider small mom and pops and how such a broadly tailored exception to eviction prevents mom and pops from being able to protect themselves from liability, potential canceling of insurance coverage, and excessive damages

**Problems with Unauthorized Pets Provision:** Unauthorized pets will put rental housing providers at risk for losing their property insurance as many insurance carriers prohibit specific breeds of pets due to their increased risk of liability. Insurance carriers are already drastically increasing rates, such as State Farm's announcement of a 38% increase for multifamily properties and many are looking for reasons to drop existing policies in Los Angeles. The presence of unauthorized pets may cause many owners to lose their coverage and without it be unable to continue operating their rental properties. This will reduce the supply of naturally occurring affordable housing at a time where it is of utmost importance that all available rental housing be able to be fully utilized. Unauthorized pets will jeopardize the health and safety of existing long-term renters that specifically chose to live in no-pet properties due to health issues, including severe allergic reactions, asthma, or prior trauma caused by pets. The elderly and young children are particularly susceptible to physical harm or even death caused by large, aggressive pets. Unauthorized pets jeopardize the financial stability of existing long-term renters that work remotely or are obtaining additional education remotely. Excessive barking due to pets that are left unattended for 10-12 hours per day by owners that are at work may cause remote workers to lose their jobs due to an inability to properly conduct zoom calls, telephone calls and other work activities. Such constant noise will also cause remote learners to fail classes due to the inability to focus on learning and conducting assignments. Unauthorized pets will cause damage to common areas and units for properties that are ill-suited to pets. Many older properties have carpet in common areas and individual units that will absorb pet dander, urine and feces. These same properties often do not have outside areas for exercise or bathroom relief for pets. Bear in mind that California law already caps the amount we are allowed to charge for a security deposit to one month's rent. We do not

have money for attorney's to chase tenants for damage in excess of security deposit caused by unauthorized occupants and their pets. Reasons for not being able to attend Public Comment: It is frequently mentioned that you don't always see a huge turnout of landlords at Committee and City Council Meetings. Well there is a reason for that. We are busy keeping track of the ever changing and complying with the extensive California and City Laws and supervising repairs and upgrades with multiple vacancies at the same time. Unlike many activists who are paid to be there we are busy literally working for a living. So it is difficult to find the time to attend meetings in person or virtually. Please take this into account in making decisions.