

## Communication from Public

**Name:** Julia Talante

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**Council File No:** 24-1225

**Comments for Public Posting:** My name is Julia Talante. I am a tenant, and I live in Los Angeles County. I am here to urge you to amend the Just Cause for Eviction Ordinance to stop evictions for substantial remodels and vote yes on an urgency ordinance to stop the surge of these evictions now. In the early 2000s, Los Angeles saw a surge in evictions for renovation work and quickly amended its Rent Stabilization Ordinance to remove renovations as a basis for eviction. Now we are seeing another surge, this time in properties not covered by the RSO. I ask that you extend these same eviction protections to all renters in Los Angeles. No one should lose their home because their landlord decides to renovate or remodel, especially if the landlord intends to flip the unit and rent it out at a higher rate. This tactic both displaces community members and reduces the city's already insufficient affordable housing stock. Instead, landlords should have to comply with city programs to temporarily relocate tenants and guarantee their right to return. Right now, hundreds of households are being evicted because of the substantial remodel provision in our Just Cause ordinance. These renovictions are making our housing crisis worse. We need an urgency ordinance today to protect vulnerable Angelenos from displacement and homelessness. Data from the Los Angeles Housing Department confirms most renovictions are carried out by corporate landlords to get around rent control protections. Getting rid of long-standing tenants paying below market rate rents is part of their business plan, and the substantial remodel loophole allows them to do it. We must put a stop to this starting today with an urgency ordinance. Council should place an emergency moratorium on renovictions immediately. Otherwise, landlords will rush to serve notices and file cases before a permanent ordinance can be passed. Council should also specify that the moratorium applies up until a final judgment in an unlawful detainer case. Many other cities in Southern California have recognized the danger of renovictions and have closed the substantial remodel loophole. Los Angeles should follow the lead of Inglewood, South Pasadena, Maywood, Culver City, and unincorporated Los Angeles County and do the same. The city has the Tenant Habitability Plan to temporarily house tenants during renovation work. Right now, that plan only extends to properties that fall under the rent stabilization ordinance. Council

should extend the program to all tenants in Los Angeles.