

Communication from Public

Name: Christina Boyar

Date Submitted: 08/27/2024 11:28 AM

Council File No: 14-0268-S18

Comments for Public Posting: My name is Christina Boyar and I am an attorney at Public Counsel and a member of the Keep LA Housed coalition. I am a renter in council district 5. I strongly support the 7 proposed amendments to close loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the passage of the Tenant Anti-Harassment ordinance in August 2021, it has been nearly impossible to use the ordinance to stop harassment. I have met tenants who have had their door plastered over, have had no hot water for months, and have been verbally and physically assaulted by their landlords. We need a TAHO that protects tenants from these abuses. The amendments proposed would bring TAHO in line with existing, legally sound, and effective tenant anti-harassment ordinances across California.

Communication from Public

Name: Brady Collins

Date Submitted: 08/27/2024 10:17 AM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Brady Collins and I am the Director of Research and Policy at KIWA. Founded in 1992, KIWA organizes workers and tenants in Koreatown and South LA. Those we organize work in low-wage industries and often live in overcrowded housing where they face substandard living conditions and unresponsive landlords. We strongly support the 7 proposed amendments to close loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the passage of the Tenant Anti-Harassment ordinance in August 2021, it has been nearly impossible to use the ordinance to stop harassment. We want to alleviate the weight of the city on investigating cases, that way we have private attorneys to take cases.

Communication from Public

Name: Joseph Lightfoot

Date Submitted: 08/27/2024 01:45 PM

Council File No: 14-0268-S18

Comments for Public Posting: I have been a rental housing provider continuously for the past 42 years. I currently rent out nine units in the City of LA, eight of which are subject to the RSO. I have never evicted a tenant. I treat my tenants as equals with whom I have a contractual relationship governed by law. I follow, as a matter of course and pride in what I think is a noble profession, the letter and the spirit of the law. I've read the ordinance, and I don't see a problem with most of the language. The one issue I have, and this is a huge one, is the that the changes to the ordinance give "any person" the right to sue me, regardless of whether they have standing as an aggrieved party. This is just wrong. I understand the idea behind it, but you are setting up the vast majority of RHPs like me for a barrage of unfounded lawsuits. Not every claim of harassment is justified. Some tenants have enormous incentives to harass by claiming harassment, just as some RHPs have enormous incentives to harass. Most tenants and RHPs don't harass; the ones who do should be dealt with severely. By allowing third parties to make claims, you don't necessarily correct a power imbalance, but you certainly create one. Malicious players will use this provision and everyone will suffer. I'm getting close to the point where I may sell my rental properties because the risks are becoming too great. Once I sell, the fact is that a new owner's cost basis will incentivize them to raise rents as fast as possible , or perhaps they'll redevelop the property. You folks are contributing to the demise of a class of RHP that is committed to doing the right thing and is not solely focused on returns. Most of us can't survive the devastating effects of frivolous lawsuits. We are your constituents, too. Please do the right thing and find another way to address the power imbalance in a fair manner. Perhaps third parties must be organizations that are pre-vetted, certified, and subject to severe penalty for frivolous actions, or perhaps an existing City agency can be tasked and funded for this. The way it's currently written is not good.

Communication from Public

Name: Agnes Huff

Date Submitted: 08/27/2024 01:46 PM

Council File No: 14-0268-S18

Comments for Public Posting: Dear Council Members, I urge you to ensure balance is maintained in item 2 on the Housing Committee agenda. Harassment is illegal. The TAHO, established in 2021 after extensive discussion and debate, is now facing proposed amendments that are overly broad, eliminate judicial discretion, and undermine critical protections for housing providers. These changes risk categorizing lawful actions as harassment. The ordinance should not aim to increase litigation or place responsible housing providers at risk of frivolous lawsuits. Instead, it should foster communication and ensure protection for both housing providers and residents. For the past several years, housing providers have felt targeted by the city's ever-growing layers of requirements. These should not impose unreasonable burdens on responsible housing providers. The proposed changes could lead to significant and undue financial strain, increasing costs related to compliance, legal defenses, and potential penalties. This, in turn, may impact the availability and affordability of rental housing. We strongly urge you to maintain the commonsense provisions in item 2 and ensure that the TAHO does not become a vehicle for fostering a cottage industry of litigation. Support housing providers and address these critical matters.

Communication from Public

Name: Joan Coleman

Date Submitted: 08/27/2024 01:46 PM

Council File No: 14-0268-S18

Comments for Public Posting: Dear Council Members, I urge you to ensure balance is maintained in item 2 on the Housing Committee agenda. Harassment is illegal. The TAHO, established in 2021 after extensive discussion and debate, is now facing proposed amendments that are overly broad, eliminate judicial discretion, and undermine critical protections for housing providers. These changes risk categorizing lawful actions as harassment. The ordinance should not aim to increase litigation or place responsible housing providers at risk of frivolous lawsuits. Instead, it should foster communication and ensure protection for both housing providers and residents. For the past several years, housing providers have felt targeted by the city's ever-growing layers of requirements. These should not impose unreasonable burdens on responsible housing providers. The proposed changes could lead to significant and undue financial strain, increasing costs related to compliance, legal defenses, and potential penalties. This, in turn, may impact the availability and affordability of rental housing. We strongly urge you to maintain the commonsense provisions in item 2 and ensure that the TAHO does not become a vehicle for fostering a cottage industry of litigation. Support housing providers and address these critical matters.

Communication from Public

Name:

Date Submitted: 08/27/2024 01:49 PM

Council File No: 14-0268-S18

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Communication from Public

Name: Maya Donnelly

Date Submitted: 08/27/2024 12:55 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Maya. I live in Council District number 1. I strongly support the 7 proposed amendments to close loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the passage of the Tenant Anti-Harassment ordinance in August 2021, it has been nearly impossible to use the ordinance to stop harassment. I want to take my landlord to court because of the constant harassment, but the current language does not guarantee attorney fees. We want to alleviate the weight of the city on investigating cases, that way we have private attorneys to take cases. Thank you.

Communication from Public

Name: Olivia Grigorjeva

Date Submitted: 08/27/2024 02:23 PM

Council File No: 14-0268-S18

Comments for Public Posting: Dear Council Members, I urge you to ensure balance is maintained in item 2 on the Housing Committee agenda. Harassment is illegal. The TAHO, established in 2021 after extensive discussion and debate, is now facing proposed amendments that are overly broad, eliminate judicial discretion, and undermine critical protections for housing providers. These changes risk categorizing lawful actions as harassment. The ordinance should not aim to increase litigation or place responsible housing providers at risk of frivolous lawsuits. Instead, it should foster communication and ensure protection for both housing providers and residents. For the past several years, housing providers have felt targeted by the city's ever-growing layers of requirements. These should not impose unreasonable burdens on responsible housing providers. The proposed changes could lead to significant and undue financial strain, increasing costs related to compliance, legal defenses, and potential penalties. This, in turn, may impact the availability and affordability of rental housing. We strongly urge you to maintain the commonsense provisions in item 2 and ensure that the TAHO does not become a vehicle for fostering a cottage industry of litigation. Support housing providers and address these critical matters.

Communication from Public

Name: Karen Ramirez

Date Submitted: 08/27/2024 02:54 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Karen Ramirez. I am commenting on agenda item no. 2 and general comment. I live in Council District number 9(Council District #). I strongly support the 7 proposed amendments to close loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the passage of the Tenant Anti-Harassment ordinance in August 2021, it has been nearly impossible to use the ordinance to stop harassment. I want to take my landlord to court because of the constant harassment, but the current language does not guarantee attorney fees. We want to alleviate the weight of the city on investigating cases, that way we have private attorneys to take cases.

Communication from Public

Name: Danielle

Date Submitted: 08/27/2024 03:05 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Danielle. I am commenting on agenda item no. 2 and general comment. I live in Council District number 13. I strongly support the 7 proposed amendments to close loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the passage of the Tenant Anti-Harassment ordinance in August 2021, it has been nearly impossible to use the ordinance to stop harassment. My neighbors and I want the freedom to take our landlords to court when harassment occurs, but the current language does not guarantee attorney fees. We want to alleviate the weight of the city on investigating cases, that way we have private attorneys to take cases. We deserve to feel protected in our homes!

Communication from Public

Name: Valerie

Date Submitted: 08/27/2024 03:29 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hello, my name is Valerie, and I'm addressing agenda item no. 2 as well as making a general comment. I reside in Council District 11. I am in strong support of the seven proposed amendments aimed at closing the loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the Tenant Anti-Harassment Ordinance was enacted in August 2021, enforcing it to combat harassment has proven to be nearly impossible. I want to take legal action against my landlord due to ongoing harassment, but the current wording does not ensure that attorney fees will be covered. We aim to reduce the burden on the city in investigating these cases by allowing private attorneys to step in. Renters should be able to enjoy their homes without fear of harassment, intimidation, and unwanted landlord intrusions, ensuring that their living spaces remain safe and peaceful. Thank you for taking care of your constituents.

Communication from Public

Name: EDNA MONROY

Date Submitted: 08/27/2024 05:16 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hello, my name is Edna Monroy, and I live in Mid-City, in council district 10. I strongly support the 7 proposed amendments to close loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the passage of the Tenant Anti-Harassment ordinance in August 2021, it has been nearly impossible to use the ordinance to stop harassment. I want to take my landlord to court because of the constant harassment, but the current language does not guarantee attorney fees. We want to alleviate the weight of the city on investigating cases, that way we have private attorneys to take cases. I grew up in South Central, and it's unfortunate that South Central is no longer represented in the H&H Committee given that this community has some of the largest percentages of evictions, landlord harassment, and gentrification. I have been facing nonstop landlord harassment for the last 3 years because I did not let my landlord bully me, and take the cash for keys offer that she was pushing on me. I have lived all my life in rent controlled units paying below market value rent. The landlord yanked out my washer and dryer, intimidated me and retaliated against me for speaking up and fighting for my rights, and proceeded to file not one but two evictions against me, which i successfully fought and won in court. She wants to get rid of me to flip my home, and falsely claims that her father lives in the unit that has been vacant for over a year to get away with landlord move in protections. This abusive behavior severely impacts my wellbeing, peace and quiet, and must stop! But unfortunately with such weak TAHO law, no attorney wants to take my case, and my chances of winning is small claims are pretty much zero. 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. City council must do the right thing, and pass a stronger TAHO law that is not watered down, and is actually a law that Angelenos can use to protect ourselves against abusive and toxic landlords seeking to further aggravate the growing Los Angeles housing crisis, and further push Angelenos into eviction and into the streets. VOTE YES ON ALL 7 TAHO AMENDMENTS!

Communication from Public

Name: Cassidy Bennett

Date Submitted: 08/27/2024 05:54 PM

Council File No: 14-0268-S18

Comments for Public Posting: I live in Council District 4. I strongly support the 7 proposed amendments to close loopholes in the Tenant Anti-Harassment Ordinance (TAHO). Since the passage of the Tenant Anti-Harassment ordinance in August 2021, it has been nearly impossible to use the ordinance to stop harassment. As a public interest attorney, it is hard to get support for tenants outside of our limited services without the attorney fees guaranteed. We want to alleviate the weight of the city and public interest attorneys on investigating cases, and have private attorneys take these cases on.