

Communication from Public

Name: Silvia Marroquin

Date Submitted: 09/16/2024 12:43 PM

Council File No: 14-0268-S18

Comments for Public Posting: 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: Shane Henson

Date Submitted: 09/16/2024 05:49 PM

Council File No: 14-0268-S18

Comments for Public Posting: My name is Shane Henson, and I am a legal aid attorney and public policy advocate with Inner City Law Center. Inner City Law Center is a private, non-profit law firm that provides free legal services to low income clients in the City of Los Angeles. Inner City Law Center urges all Council members today to vote YES and pass the Tenant Anti-Harassment Ordinance (TAHO) as amended by the Housing and Homeless Committee. As a legal aid attorney, I have worked with countless tenants who have been mistreated and harassed by their landlords. Clients have been illegally locked out of their homes, been subjected to verbal abuse, and suffered mold, cockroach, or other habitability violations. When these things happen, I have notified landlords that their actions violate TAHO. However, I can never convince private counsel to file private lawsuits to protect my clients rights via affirmative litigation. That is because the current damages and attorney fees provisions are not substantial enough to make these cases economically viable for attorneys to take them on. These amendments will ensure TAHO is able to be enforced, and tenants rights are protected. 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: Maura O'Neill

Date Submitted: 09/16/2024 08:40 PM

Council File No: 14-0268-S18

Comments for Public Posting: Please see attached letter from Better Neighbors LA.



@better_LA
betterneighborsla.org

September 16, 2024

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, CA 90012

Re: Housing And Homelessness Committee Report relative to amending the Tenant Anti-Harassment Ordinance with changes consistent with State and Federal statutes CF# 14-0268-S18

Dear Members of the Los Angeles City Council,

Better Neighbors LA is a coalition of tenants, housing activists, and community members working to protect long-term housing.¹ We conduct data analysis and research on the short-term rental industry and its impact on housing. **Better Neighbors LA writes in support of passing the amendments to the Tenant Anti-Harassment Ordinance (TAHO) as proposed by the Housing and Homeless Committee (CF# 14-0268-S18).**

Better Neighbors LA has seen firsthand the effects of tenant harassment. We often work with tenants working to address non-compliant short-term rentals, only for them to face harassment from their landlords. We urge the LA City Council to vote YES and pass the TAHO amendments so that there are additional protections in place for tenants at risk of displacement.

The current TAHO is an important tool against tenant harassment and should be strengthened to ensure it does as much as possible to avoid improper displacement. We stand behind an amended and strengthened TAHO that will keep tenants in their homes.

The Los Angeles City Council has the opportunity to protect tenants and preserve housing for long-term Los Angeles residents. For these reasons, we encourage the Council to vote **YES and pass the Housing and Homeless Committee's proposed TAHO amendments.** Should you have any questions, please contact Maura O'Neill at maura@betterneighborsla.org.

Sincerely,

/s/ Randy Renick

¹ <https://www.betterneighborsla.org/>

Communication from Public

Name: Lin Ouyang

Date Submitted: 09/16/2024 10:44 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hello, my name is Lin Ouyang. I am commenting on agenda item number 5 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.

Communication from Public

Name: Val

Date Submitted: 09/16/2024 10:55 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Val, and I live in Council District #11. I am commenting on agenda item number 5 and submitting a general comment as well. I urge all Council members today to vote YES and pass the Tenant Anti-Harassment Ordinance (TAHO) as amended by the Housing and Homeless Committee. The current version of TAHO is weak and unenforceable, leaving tenants without proper protection. To ensure this ordinance is effective, it must include these key provisions: 1. Landlord penalties: Landlords who violate the ordinance must face substantial fines to deter future harassment. 2. Triple damages: When landlords willfully engage in harassment, tenants should be entitled to triple damages to reflect the seriousness of their misconduct. 3. Emotional damages: Tenants must be given remedies for the emotional distress caused by harassment, ensuring their well-being is accounted for in any enforcement action. As a tenant, I've experienced the harm that comes when landlords feel emboldened by weak enforcement. The RSO housing unit I have been renting for over 20 years was recently sold, and the new owner has made it very clear that he wants me out. He has repeatedly offered cash-for-keys deals and at one point even falsely claimed he was moving in a family member. After I resisted and pushed back, he retreated but warned, "I will get you out one way or another. It may take longer, but I will get you out." Months later, he threatened to convert our shared storage space into an ADU, implying that I would change my mind about the buyout once construction and all the disruptions that come with it began. He neglected our green lawn, leaving the landscaping untouched for five months until neighbors' complaints forced him to hire a gardener. In July, ten months after our last conversation and buyout offer, he returned with another offer, this time suggesting that he may invoke the Ellis Act if I refused. He also posted a sign on my door announcing a 'reduction of services'—removing access to the laundry facility and offering a meager \$60 rent reduction. This has been an exhausting ordeal—emotionally, physically, and financially draining. I've had to attend numerous tenant rights workshops and hire attorneys at every escalation. We need to get tougher with tenant harassment protection laws. It is exhausting being on the receiving end of landlord harassment. A more robust protective

system must be put in place to relieve the mental health strain this causes. Please pass the amendment. Thank you.