

Communication from Public

Name: Sasha Perigo

Date Submitted: 04/13/2021 05:04 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Sasha Perigo with Tenants Together. I support the strong anti-harassment tenant ordinance that applies to all rental units in the City of Los Angeles along with Councilmember Nithya Raman's amendments. Harassment is a tactic frequently used by landlords to silence and evict tenants. In an unprecedented eviction crisis, in the middle of a pandemic, tenants need support now more than ever.

Communication from Public

Name: Joe Donlin
Date Submitted: 04/13/2021 05:06 PM
Council File No: 14-0268-S13
Comments for Public Posting: Please find the attached letter from a coalition of organizations in support of the Tenant Anti-Harassment Ordinance with Councilmember Raman's amendments found here:
https://clkrep.lacity.org/onlinedocs/2014/14-0268-S13_misc_ps_4-9-21.pdf

April 13, 2021

Housing Committee Members, Los Angeles City Council

Committee Chair, Councilmember Gil Cedillo
Vice Chair, Councilmember Nithya Raman
Councilmember Marqueece Harris-Dawson
Councilmember Paul Krekorian
Councilmember John Lee
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File 14-0268-S13, establishment of an Anti-Harassment of Tenants Ordinance

Dear Honorable City Council Members,

Thank you for taking up this important issue. We all want our homes to be places where we feel safe and where we can rest at the end of each day. So when our homes become sites of harassment by landlords, property managers or affiliated agents, it takes a terrible toll on our spirits, our mental health and our physical well-being. Every day, harassment of tenants is used as a precursor to, or the actual means of, an eviction. Amidst our housing affordability crisis, eviction frequently turns our housed neighbors into our unhoused neighbors. Pandemic or not, being unhoused leads to great harm and often death for the individual and the community.

For these reasons, our organizations support the tenant anti-harassment ordinance with the amendments proposed by Council Member Raman on April 9*. The amendments provide clear guidance, foster understanding and facilitate compliance. Without them, the ordinance would be left open for broad interpretation, thus undermining its effectiveness.

Tenants have waited far too long for these protections. We ask that you quickly pass the ordinance with these amendments so that tenants can have greater confidence that their homes can be free of harassment.

Sincerely,

Alliance of Californians for Community Empowerment
Anti-Eviction Mapping Project
Coalition for Economic Survival
Ground Game LA
Housing Equality & Advocacy Resource Team
Housing is a Human Right
Housing Rights Center
Inner City Law Center
Legal Aid Foundation of Los Angeles
Los Angeles Community Action Network
Los Angeles Tenants Union
Public Counsel
Strategic Actions for a Just Economy

* https://clkrep.lacity.org/online/docs/2014/14-0268-S13_misc_ps_4-9-21.pdf

Communication from Public

Name: Camilla Dudley

Date Submitted: 04/13/2021 04:35 PM

Council File No: 14-0268-S13

Comments for Public Posting: I support the tenant anti-harassment ordinance with the amendments proposed by Council Member Raman on April 9. Even before Covid-19, harassment has been used as a precursor to, or actual means of, an eviction. Tenants deserve to feel safe in their homes. No tenant should live in fear of non-meritorious litigious actions, physical threats, withdrawal of housing services, and other ways landlords go to "war" against tenants. Without strong and clear protections against this type of landlord aggression, tenants risk being bullied out of their homes and into homelessness. Council Member Raman's amendments provide clear guidance that would make enforcement of this ordinance more effective. I ask the Housing Committee to quickly pass the ordinance with these amendments so ensure greater protections to tenants as soon as possible.

Communication from Public

Name: Dyan Golden

Date Submitted: 04/13/2021 04:51 PM

Council File No: 14-0268-S13

Comments for Public Posting: SUBJECT: City of Los Angeles Anti-Harassment Ordinance (CF 14-0268-S13) Dear Councilmembers: Please know that I strongly oppose any form of harassment, whether from a landlord-to-tenant or from a tenant-to-landlord. I believe there is a need to secure balance and protection for all parties from demonstrating or receiving acts of bad faith and ill intent against the other. As a resident of the City of Los Angeles and a member of the Coalition of Small Rental Property Owners (CSRPO) I am reaching out to you with a few suggestions, as some of the amendment description are somewhat vague in interpretation. In that regard, I ask that you please consider the following modifications to the draft amendments to the ordinance:

- Clarify that Behaviors in the Ordinance Have to Meet the Definition of Harassment – I am concerned as to whether behaviors listed in the ordinance could be considered violations, regardless of whether the behavior meets the definition of harassment. I feel that clarification of behaviors and de facto violations are necessary.
- Right to Cure on All Items - The current draft ordinance may put landlords in danger of facing costly and frivolous lawsuits, as the right to cure only applies to repair issues, maintenance issues, and other items that are open-ended and vague. I would like to suggest that the right to cure ensures an expanded layer of protection from bad faith litigation.
- Include Complete Language from California Civil Code Section 527.6(b)(3) as instructed by the Housing Committee in May 2019 The current draft ordinance uses language from Section 527.6(b)(3) to define harassment. However, the draft ordinance excludes language, which states that “The course of conduct must be that which would cause a reasonable person to suffer substantial emotional distress and must actually cause substantial emotional distress to the petitioner.” This is a crucial component of any anti-harassment law that ensures the law does not penalize conduct based on an unreasonable reaction.

Communication from Public

Name: Hassan Zuniga

Date Submitted: 04/13/2021 05:52 PM

Council File No: 14-0268-S13

Comments for Public Posting: Hi my name is Hassan Zuniga I am a member of ACCE and I live in district 14, I support the anti-harassment motion plus the amendments. I have been a victim of harassment by my landlord, he has tried to raise my rent illegally and has also been constantly harassing me telling me that I need to pay and that if not I need to leave in 10 days, he knocks hard on my door screaming that I'm a squatter. No Angelino should go thru this, this is why we need to add the following amendments: We need funding to enforce the bill otherwise this bill won't work at all. Make a tenant harassment a misdemeanor Coverage for attorneys' fees: Landlords will be less likely to file false charges and false evictions if they knew that in the end, they would have to cover these fees. if a judge can prove that a tenant was evicted because of harassment the rent of that unit will remain the same that the tenant was paying.

Communication from Public

Name: Magan Wiles

Date Submitted: 04/13/2021 05:51 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should not trick or harass tenants into moving out, or be able to refuse payment, or interfere with tenant organizing

Communication from Public

Name: Concerned Landlord
Date Submitted: 04/13/2021 06:12 PM
Council File No: 14-0268-S13
Comments for Public Posting: Please see the attached letter. Thank you for your time.

Hello,

I am a landlord renting out a portion of my house to a highly problematic tenant. I still reside in my house (which I purchased in September 2019) and am still required to live with this individual, who has verbally abused me, damaged my personal property, and taken advantage of the state eviction moratorium to withhold rent payments (even though they have repeatedly told me they are able to pay me during the emergency period). I write this comment with the hope that the City Council will understand the struggles that landlords like myself have had to endure during the Covid-19 pandemic, and the new ordinance being considered to protect tenants—while a noble pursuit—will only serve to make things worse for myself and many other landlords in this challenging time.

I agree that the proposed ordinance being considered is overall very beneficial and will seek to reduce incidents of landlords that are unfairly harassing their tenants. I am incredibly concerned, however, that your continued efforts to protect tenants at all costs will leave landlords unprotected and unable to defend themselves from harassing tenants. Landlords like me, who graciously offer a part of their residence to people in need of housing accommodations, have almost no power right now to remove tenants that resort to the same, and worse, behavior that the City Council is so concerned about. Your proposed laws do absolutely nothing to protect landlords with live-in tenants, particularly during the emergency period where state, county, and city laws make it impossible for landlords to evict tenants except for narrow categories of for-cause evictions.

First, **I urge you exempt from the ordinance landlords like myself in shared housing arrangements with tenants.** I have no intention of engaging in harassing behavior toward the tenant that lives in my home, but the ordinance as written would give tenants the ability to use the law as a weapon against their landlord/roommate without cause, in ways that would be detrimental to the landlord's own use and enjoyment of their own home. I and other similarly-situated landlords simply want to be able to reclaim our own homes for ourselves with ease, rather than having to search for other places to stay to avoid a harassing tenant. This ordinance will make that harder to do.

Second, some of the proposed definitions of "Tenant Harassment" in the proposed ordinance have no bearing on whether a tenant is actually being unreasonably harassed, annoyed, or abused. In particular, I disagree with Councilmember Raman's proposed amendments to Section 45.33. Her proposal would remove the important qualification at the beginning of the section that all of the listed acts constitute "Tenant Harassment" only if the landlord's conduct "seriously alarms or annoys the tenant" and "serves no legitimate purpose." Many of the items listed in Section 45.33 do not necessarily cause serious alarm or annoyance and could be undertaken for legitimate purposes, so it does not make sense to classify the actions as "harassment" regardless of the context. **That qualification should be the only true definition of what constitutes "Tenant Harassment," with the listed items serving only as illustrative examples.**

Moreover, **Councilmember Raman's proposal to add "Attempting to coerce the tenant to vacate with offer(s) of payments" should absolutely not be considered "Tenant Harassment" on its face.** The notion of "cash for keys" is, in many situations, a landlord's only

recourse to remove a situation with a problematic tenant, especially while evictions are barred during the emergency period. Passing an ordinance that explicitly makes offering that arrangement constitute “Tenant Harassment,” without requiring the tenant to show that such offers were sufficiently frequent and/or annoying to constitute actual harassment, is nonsensical. There are far too many opportunistic tenants that would use this provision to their advantage to refuse to cooperate with a good-intentioned landlords in resolving domestic issues surrounding the tenancy. On the other hand, the number of landlords who engage in harassment through repeated and aggressive cash-for-keys offers is surely minimal by comparison. Councilmember Raman’s amendments would be an overreach of a good-natured attempt to restrict landlords from harassing tenants, by taking away one of the few remaining tools a landlord has to reclaim their property (even if doing so would financially harm the landlord).

The City Council must understand that **by continuing to favor tenants and demean landlords across the board, you are contributing to the housing crisis by disincentivizing property owners from renting out their units—thereby reducing the supply on the rental market and driving rental prices higher.** Your ordinances must ensure that landlords want to keep renting out their units, rather than selling their property to a developer or converting the units for purchase. I certainly have no intention of ever being a landlord again after the ordeal with my live-in tenant is over, in part because I do not trust the City Council to support me in times of need or care about protecting my interests. All of the rental income I should have been able to collect since the start of the emergency period was necessary for me to cover the taxes, loan, and maintenance of my house. But you’ve done nothing to give me any relief from my financial obligations, while allowing tenants to go without paying a cent and without having to prove their loss of income. In fact, as a result of your failure to offer landlords any meaningful relief during the emergency period, I will have to sell my house as soon as the tenant finally leaves, no doubt at a significant loss.

Ultimately, I am supportive of any measures that prevent landlords from harassing tenants in horrible ways. But I am deeply frustrated that the City Council, and the California legislature, continues to treat landlords as if we are all awful people with bad intentions to screw over all of our tenants. That characterization is untrue, unwarranted, and hurtful. It is imperative that you understand the plight that landlords must face every day having to put up with abusive, destructive, and manipulative tenants, and it is even more imperative that you do more to protect landlords from these tenants.

Not once during the emergency period have you done anything to support landlords, and this ordinance is no different. On behalf of the thousands of other struggling landlords in Los Angeles, please make it a priority to include us in your future ordinances and protect our interests as well, so that the rental market remains viable for the millions of people that want to live here but can’t afford to buy real estate.

Thank you for your time.

Communication from Public

Name:

Date Submitted: 04/13/2021 06:45 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation and landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. Secondly, I strongly support Council Member Raman's proposed amendments and hope this program is well-funded, well-managed, and given all necessary resources to ensure its success. Lastly, I do not support imprisonment based on this ordinance.

Communication from Public

Name: Sonia Suresh

Date Submitted: 04/13/2021 12:56 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Sonia Suresh. I am a resident of Palms. I support the strong anti-harassment tenant ordinance that applies to all rental units in the City of Los Angeles. Harassment is a tactic frequently used by landlords to silence and evict tenants. Please do not weaken provisions in the draft ordinance.

Communication from Public

Name: Geoff Williams

Date Submitted: 04/13/2021 01:02 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance and I am in favor of Councilmember Raman's proposed amendments. Landlords should not have the ability to trick or harass tenants under any circumstances, nor should they be able to interfere with tenants organizing. Tenants should be able to raise concerns about repairs/habitability without fearing that the landlord may retaliate. We must ensure that this program is properly funded and executed, prioritizing and protecting tenants.

Communication from Public

Name: Jelena C Woehr

Date Submitted: 04/13/2021 01:11 PM

Council File No: 14-0268-S13

Comments for Public Posting: To Whom It May Concern: I strongly support the proposed Tenant Anti-Harassment Ordinance and strongly support Council Member Raman's proposed amendments. Every tenant, particularly those in rent-stabilized units, has felt the fear of reporting habitability issues to a landlord who may react by harassing or attempting to evict the tenant. I have significant privileges over many other renters in L.A., but I was still so worried about being harassed or having to defend myself against an eviction on false grounds that I lived for over three years with a furnace that leaked carbon monoxide. I had reported this to my landlord multiple times and he refused to fix it, but I was afraid to file a complaint with the city (as is my right as a tenant) because of horror stories I've heard about tenant harassment. Finally, after the fire department showed up in the middle of the night as my CO alarm shrieked, and the gas company red-tagged my furnace as inoperable, my landlord reluctantly replaced it... only to find that the steel of the furnace itself had a 3' long hole in the back, so for the entire time I had rented the unit up until that point, my furnace had been venting directly into my living area. I could have died as a result of being afraid to assert my rights as a tenant after my landlord ignored multiple reports of a severe maintenance issue. I've learned my lesson—in the future I will not hesitate to report dangerous habitability issues to the city if necessary—but it took a potential loss of life to convince me that living in a habitable unit is worth risking harassment. And again, I'm a relatively privileged tenant. If I was too afraid to defend my rights, imagine how an undocumented renter must feel? Or an 18-year-old graduating from foster care, with no parental safety net if she loses the only apartment she can afford? Or an elderly person whose rent-stabilized unit is the only thing standing between him and living on the streets? Please pass the proposed ordinance, as amended by Councilmember Raman, and ensure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not, however, support imprisonment based on this ordinance; our carceral system is large enough already and has shown no ability to reduce crime. Habitability standards mean nothing if landlords can simply intimidate tenants into never asserting their right to live in habitable units. You have an opportunity to correct this loophole

now, and I ask that you take it. Sincerely, Jelena Woehr Council
District 5 resident

Communication from Public

Name: Rosalia D

Date Submitted: 04/13/2021 01:39 PM

Council File No: 14-0268-S13

Comments for Public Posting: Mi nombre es Rosalia D Soy residente de la ciudad de Montebello CA y Apoyo la estricta ordenanza para inquilinos contra el acoso, que se aplica a todas las unidades de renta en la ciudad de los Angeles el Acoso es una tactica utilizada con frecuencia por los propietarios, para silenciar y desalojar a los inquilinos Yo soy en estos momentos victima de acoso y discriminacion,por parte de los propietarios donde vivo en la ciudad de Montebello tengo un gato registrado como companion animal, tengo cartas de mi Dr para poder tener conmigo mi gatita, y la propietaria del edificio y su hijo, me acosan para sacarme de aqui del edificio donde ya tengo viviendo desde Diciembre del 2000 es demaciado acoso, a tal grado, que me han enfermado mas de los nervios, y hasta a emergency room me han mandado con tanto acoso,por favor hagan algo para parar todo este acoso,no solo ami, si no a mucha gente aqui en los Angeles Gracias

Communication from Public

Name: Matt Wait

Date Submitted: 04/13/2021 01:15 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because... 1. Landlords should not trick or harass tenants into moving out 2. Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation 3. Landlords should not threaten to report undocumented tenants 4. Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed 5. Tenants should be financially compensated for violations 6. Landlords should not be able to refuse payment 7. Landlords should not interfere with tenant organizing I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name:

Date Submitted: 04/13/2021 01:53 PM

Council File No: 14-0268-S13

Comments for Public Posting: Vote for Council Member Raman's proposed amendments, they're obvious goods that tenants deserve, especially in a city as rent-burdened as this one. 75% of LA is rent-burdened, cut them some slack! The least we can do is reel in landlords trying to evict them for their own gain. "Disclosing or threatening to disclose information about a tenant to any government entity for engaging in legally protected activities or to influence them to vacate." This is an obvious good. Voting against this means you're in support of landlords threatening to call ICE to evict their tenants. I mean come on. "Other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace or quiet of a tenant(s) and that cause, are likely to cause, or are committed with the objective to cause a tenant(s) to vacate such dwelling unit or to surrender or waive any rights in relation to such occupancy." Stop landlords from terrorizing their tenants. Clear-cut and obviously good. All of the amendments are great and I hope to see them pass.

Communication from Public

Name: Fiona Babakhanians

Date Submitted: 04/13/2021 02:09 PM

Council File No: 14-0268-S13

Comments for Public Posting: Hello, I am writing in support of the amendments brought up by Council Member Raman. I have rented my entire life in Los Angeles. I've been moved from place to place as rents go up and my wages stay the same. Soon, I will not afford to live here unless I set up on the streets. The only buildings I can afford are being sold to turn into "luxury" and that means landlords do anything to push you out. This is a very small step in the right direction.

Communication from Public

Name: Devin Field

Date Submitted: 04/13/2021 02:19 PM

Council File No: 14-0268-S13

Comments for Public Posting: I am a resident of CD 13 and I'm writing to express my strong support the Tenant Anti-Harassment Ordinance. I support this ordinance because I believe landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed, and I believe that renters deserve all the help they can get in the midst of our current pandemic and economic crisis. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance. Thank you for your consideration.

Communication from Public

Name: Anna Ferrarie

Date Submitted: 04/13/2021 02:21 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. Landlords should not threaten to report undocumented tenants, and they should not harass tenants to try to get them to self evict. This is especially important during the pandemic when many renters have been struggling to pay as much as they can despite reduced income and lack of job opportunity. Additionally, I support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Dane Gbrayes

Date Submitted: 04/13/2021 02:23 PM

Council File No: 14-0268-S13

Comments for Public Posting: I support council man Ramans amendments to the anti tenant harrassment bill because tenants face a lack of protection that is at unprecedented levels. Now more than ever we need yo protect people and allow them to be in their homes

Communication from Public

Name:

Date Submitted: 04/13/2021 02:50 PM

Council File No: 14-0268-S13

Comments for Public Posting: I support the Tenant Anti-Harassment Ordinance because landlords are an investor class that largely operates by intentionally breaking the laws on a daily basis. Many members of the LA City Council are the very landlords knowingly breaking laws for profit. This ordinance will help to stop your own actions that have harmed and continue to harm so many. It's time you held yourselves accountable for your bad behavior. I know this is hard for anyone to do, & especially for a group that actively shields their wrongdoing from federal investigation & will see many of its current members end up in federal prison. I would rather you lose all your money & your family stop talking to you & you can't even go shopping without being booed, by the way; I don't support any of you going to prison for your ongoing organized criminal network. You should just leave town. Landlords should not trick or harass tenants into moving out. Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. Landlords should not threaten to report undocumented tenants. Tenants should be financially compensated for violations. Landlords should not be able to refuse payment. I strongly support Council Member Raman's proposed amendments. I do not support imprisonment based on this ordinance. You (mostly) deeply disgust me. Hi to those of you that don't. You know who you are.

Communication from Public

Name: John Motter
Date Submitted: 04/13/2021 02:52 PM
Council File No: 14-0268-S13
Comments for Public Posting: Mao was right.

Communication from Public

Name: Ryan Hitchcock
Date Submitted: 04/13/2021 02:55 PM
Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should not threaten, harass, or attempt to trick tenants into leaving their homes. Landlords should be held accountable for their actions. To that end I also strongly support Council Member Nithya Raman's proposed amendments. Please ensure that this program is well-managed and given the resources it needs to properly support tenants. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Katie Wright

Date Submitted: 04/13/2021 02:55 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Act. Landlord should not be able to trick or bully their tenants into moving out. I strongly support Council Member Raman's proposed amendments. I urge you to make sure this given all the necessary resources it needs to ensure its success. I do not, however, support imprisonment based on this ordinance.

Communication from Public

Name: Shelby Eggers

Date Submitted: 04/13/2021 02:58 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because Landlords should not trick or harass tenants into moving out and Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. Tenants should be financially compensated for violations. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Ana Elias

Date Submitted: 04/13/2021 04:23 PM

Council File No: 14-0268-S13

Comments for Public Posting: Hola mi nombre es Ana soy miembro de ACCE y vivo en el distrito D9 estoy en apoyo de la moción anti acoso y también apoyando las enmiendas. He sido víctima de acoso verbal por parte de mi arrendador, y también me ha estado acosando constantemente diciéndome que si no me gusta como vivo me large. Ningún Angelino debería pasar por esto, es por eso que necesitamos agregar las siguientes enmiendas: Necesitamos fondos para hacer cumplir el proyecto de ley, de lo contrario, este proyecto de ley no funcionará en absoluto. Convertir el acoso de un inquilino en un delito menor Cobertura de los honorarios de los abogados: será menos probable que los propietarios presenten cargos falsos y desalojos falsos si supieran que, al final, tendrían que cubrir estos honorarios. Si un juez puede probar que un inquilino fue desalojado por acoso, el alquiler de esa unidad seguirá siendo el mismo que pagaba el inquilino.

Communication from Public

Name: Nathan.faustyn@gmail.com

Date Submitted: 04/13/2021 03:06 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because... (pick one or more) Landlords should not trick or harass tenants into moving out Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation Landlords should not threaten to report undocumented tenants Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed Tenants should be financially compensated for violations Landlords should not be able to refuse payment Landlords should not interfere with tenant organizing I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Elias Higham

Date Submitted: 04/13/2021 09:15 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am writing in full support of the Tenant Anti-Harassment Ordinance as well as Council Member Raman's proposed amendments to strengthen it. Los Angeles has one of the lowest rates of homeownership in the US, but the city government has consistently ignored the needs of tenants in favor of predatory landlords who make campaign contributions. A no vote on this ordinance is a plain declaration of allegiance to the wealthy. Until this program is passed and fully funded, this void area of governance will continue to be an embarrassment to our city.

Communication from Public

Name: David Beirne

Date Submitted: 04/13/2021 09:17 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is David and I'm a property manager for a large corporate landlord. So I will be personally effected by the passage of this law. GOOD. It is sorely needed as I can tell you first hand stories of tricking or forcing people out while simultaneously applying for rent relief, ignoring pleas from people who thought we would have sherriffs drag them out in the middle of a pandemic. I've been instructed to outright lie, feign ignorance or play along with dangerous misconceptions originating from the residents themselves. It is no secret but is openly taught* that residents have no idea what they're protections are, and as a manager I am encouraged to use this information imbalance to intimidate people into voluntarily giving up their homes. (At companies like 7th Street Associates, Essex Property Trust, and smaller landlords) Afterwards let's work on some actual penalties for blanket refusal of housing programs like section 8. Heres to hoping I don't get fired for this comment. -David J. Beirne

Communication from Public

Name: Laura

Date Submitted: 04/13/2021 09:18 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords need to be held accountable for their actions when they're unjust and cruel! Please protest the people you represent!! Thank you.

Communication from Public

Name: Karenn Weintraub

Date Submitted: 04/13/2021 09:19 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support Councilmember Raman's proposed amendments. Landlords should be fined for violating this ordinance! Also landlords should also be barred from texting tenants as they harass them using this method as has happened to me. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success.

Communication from Public

Name: Valentine Freeman

Date Submitted: 04/13/2021 09:19 AM

Council File No: 14-0268-S13

Comments for Public Posting: I vehemently support the Tenant Anti-Harassment Ordinance because: • Landlords should not trick or harass tenants into moving out • Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation • Landlords should not threaten to report undocumented tenants • Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed • Tenants should be financially compensated for violations • Landlords should not be able to refuse payment • Landlords should not interfere with tenant organizing I strongly support Councilmember Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance. Thank you for your hard work in support of our communities.

Communication from Public

Name: Caitlin Rich

Date Submitted: 04/13/2021 09:20 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am writing today regarding the Tenant Anti-Harassment Ordinance. I strongly support the Tenant Anti-Harassment Ordinance because tenants deserve to be treated with respect, and to be able to speak up without fear of retaliation or subterfuge from landlords. They should be able to raise issues when there are concerns of habitability without fear of what landlord response will be. This comes into even sharper focus when one considers that landlords have harassed tenants into moving out, or threatened to report undocumented persons when they raise concerns. When issues are not being handled equitably, tenants should have the freedom to organize without interference from landlords. I strongly support Councilmember Raman's proposed amendments. I do not support imprisonment based on this ordinance. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success.

Communication from Public

Name: Roghan Weafer

Date Submitted: 04/13/2021 09:22 AM

Council File No: 14-0268-S13

Comments for Public Posting: I'm supporting this tenant anti-harassment law because the council should make life easier for the people of LA, especially the most vulnerable. Opposing this law would be siding with landlords against people just trying to have housing, with monied interests against the people. Especially during and following a global pandemic where we saw (and the council oversaw) the brutal consequences of evictions for the spread of disease, for destroying lives, tenant protections are a moral necessity, and an anti-poverty and public health measure.

Communication from Public

Name:

Date Submitted: 04/13/2021 09:23 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because I believe that landlords should not trick or harass tenants into moving out. Furthermore I believe strongly that tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. It is one of my core beliefs that landlords should not threaten to report undocumented tenants. Humans have a right to safe housing. Furthermore, landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. If a landlord violates these things, then the tenants should be protected via financial compensation. Landlords should not be able to refuse payment, nor should they be able to interfere with tenant organizing. I strongly support Councilmember Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: A.B. Klein

Date Submitted: 04/13/2021 09:24 AM

Council File No: 14-0268-S13

Comments for Public Posting: I live in Los Angeles council district 10 and strongly support the Tenant Anti-Harassment Ordinance. Landlords do not have tenants' rights, safety, or other best interests at heart; landlords have proven time and time again that they have only their own interests at heart and mind, and tenants require both housing and protection. I urge you to adopt Councilmember Raman's proposed amendments and fully fund the program. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Sarah

Date Submitted: 04/13/2021 09:27 AM

Council File No: 14-0268-S13

Comments for Public Posting: Hello, I strongly support the Tenant Anti-Harassment Ordinance because people's housing must be protected. When housing is threatened it affects people's mental health in an extremely negative manner. Landlords should not be able to trick or harass tenants into moving out as this hurts our communities and is a subtle form of violence. The same goes for basic habitability — no one should live in fear of their landlord or worry about retaliation. Landlords should be held accountable. Therefore I strongly support Councilmember Raman's proposed amendments. We must make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. And please note that I do not support imprisonment based on this ordinance.

Communication from Public

Name: Aryeh Cohen

Date Submitted: 04/13/2021 09:29 AM

Council File No: 14-0268-S13

Comments for Public Posting: Councilmembers, I am writing in strong support of the Tenant Anti-Harassment Ordinance and Councilmember Raman's proposed amendments. This ordinance is critical to preventing landlords from wrongfully evicting, overcharging, or threatening tenants in our City. Landlords already hold an immense amount of power over tenants, and there is no shortage of evidence that many choose to abuse this power for personal gain. Without these strong tenant protections, and a well-funded, well-managed program to implement them, many of our most vulnerable neighbors will inevitably be pushed into further precarity or homelessness - an outcome that should be absolutely unacceptable to anyone on this Council. I do not support imprisonment based on this ordinance. Sincerely, Aryeh Cohen

Communication from Public

Name: Lauren Ashley Smith

Date Submitted: 04/13/2021 09:32 AM

Council File No: 14-0268-S13

Comments for Public Posting: Hello! I am writing to share that I strongly support the Tenant Anti-Harassment Ordinance because landlords should not threaten to report undocumented tenants. I also strongly support Councilmember Nithya Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance. I hope you will make the just, ethical decision here. Thank you.

Communication from Public

Name: Brittani Nichols

Date Submitted: 04/13/2021 09:41 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance. Los Angeles is constantly outpaced when it comes to tenant protections. We need strong and vigorous protections that give renters an avenue to guard themselves from harassment and retaliation. The original language does not go far enough and Raman's amendments should be accepted. Of course, this ordinance means nothing without a strong educational component so tenants know their rights are being protected for the first time. Additionally, the program to support this harassment must be seen through completely by providing necessary funds and resources. We have too many "good" laws on the books that simply are not enforced. Lastly, I do not support imprisonment based on this ordinance. The days of Los Angeles shuffling people off to over capacity jails for misdemeanors should be over.

Communication from Public

Name: Kristen Cunningham

Date Submitted: 04/13/2021 09:47 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because Landlords should not be able to trick/harass tenants into moving out. Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. Landlords should not threaten to report undocumented tenants. Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. Tenants should be financially compensated for violations. Landlords should not be able to refuse payment. Landlords should not interfere with tenant organizing. These are basic human dignity issues, that are a direct attack on our alleged right to life and the pursuit of happiness. This deserves to be well funded, LA isn't a small town so don't give this small town money. If you are feeling like the funding isn't available check the police department budget and take it from there, I mean this is a form of policing isn't it. I just proposing we make their jobs easier. Besides they can do without a new helicopter this year. Also I don't believe this ordinance should result in imprisonment. Maybe just an additional tax/fine or like a ban on being a landlord in the county punishable by fines.

Communication from Public

Name: Gregory Irwin

Date Submitted: 04/13/2021 09:51 AM

Council File No: 14-0268-S13

Comments for Public Posting: I stand in wholehearted support of the Tenant Anti-Harassment Ordinance because it is unconscionable that this city's laws would allow its landlords to use pressure, deceit, or other aggressive tactics to drive tenants out. Los Angeles must protect its community members, its tenants, its renters, rather than the wealthy landlords who have abused gentrification and COVID to further their profits in a time when we should all be standing to support each other. Beyond this, tenants need to be able to share issues they are having in their rented homes without fearing retaliation -- which can, without this ordinance, include landlords reporting undocumented tenants. I additionally voice my support of the amendments to the Ordinance proposed by Councilmember Raman. We must properly fund the Ordinance and give it the infrastructural support it requires so it can operate as intended. However, imprisoning landlords or tenants or anyone cited under this Ordinance would be a misstep -- misaligned to its intention and purpose, and it would not be hearing the calls of your constituency.

Communication from Public

Name: Andrew Luevano

Date Submitted: 04/13/2021 09:59 AM

Council File No: 14-0268-S13

Comments for Public Posting: I support the Tenant Anti-Harassment Ordinance because tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. Landlords shouldn't interfere with tenant organizing I strongly support Councilmember Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Catherine Knight

Date Submitted: 04/13/2021 10:08 AM

Council File No: 14-0268-S13

Comments for Public Posting: Please accept Raman's amendments to this ordinance to strengthen the protections in place for Los Angeles tenants.

Communication from Public

Name:

Date Submitted: 04/13/2021 10:10 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance for many reasons, but largely tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. I strongly support the amendments proposed by Council member Raman. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name:

Date Submitted: 04/13/2021 10:17 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance and I strongly support Council Member Raman's proposed amendments. Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed, and they should not interfere with tenant organizing. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Liz Duray

Date Submitted: 04/13/2021 10:18 AM

Council File No: 14-0268-S13

Comments for Public Posting: As a resident of and renter in Venice I strongly support the Tenant Anti-Harassment Ordinance because strong tenant protections are the first step in addressing our housing and homelessness crisis. I strongly support Council Member Raman's proposed amendments. Landlords must not be able to refuse payment, to interfere with tenant organizing, and tenants should be financially compensated for landlord violations. Landlords must be held accountable for harassing tenants. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success.

Communication from Public

Name: Casey Dell Otto

Date Submitted: 04/13/2021 10:21 AM

Council File No: 14-0268-S13

Comments for Public Posting: I'm writing to say that I support the Tenant Anti-Harassment Ordinance. I absolutely do not think that landlords should interfere with tenant organizing - that should be a right of anyone who pays rent. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Diana Chang

Date Submitted: 04/13/2021 10:24 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Diana Chang and I am a renter in Los Feliz. I strongly support the Tenant Anti-Harassment Ordinance. I feel very fortunate to live in a community where my landlord is respectful of tenant rights. I feel that all tenants should at the very least experience respect for our rights. There are renters in our city who are being threatened and tricked by their landlords into moving out. We're in a housing crisis and as a city we can't afford to displace even more people. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance. Thank you, Diana Chang

Communication from Public

Name: Carolyn Lipka

Date Submitted: 04/13/2021 10:24 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support Council Member Raman's proposed amendments. Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation and should receive financial compensation for violations. This is common sense, practical humane policymaking.

Communication from Public

Name: Leah Folta

Date Submitted: 04/13/2021 10:12 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support this new ordinance and it should be well-funded, well-managed, and have all the resources necessary to have success. As a tenant in a rent-controlled building, I believe everyone should have the right to request necessary repairs without fear of landlord retaliation. Landlords should not be able to trick or harass tenants into a conviction. That this is still an issue during a pandemic is unconscionable, but there will always be someone out there doing the unconscionable until there is a rule about it. I also strongly support Council Member Raman's proposed amendments, and do not support imprisonment based on this ordinance.

Communication from Public

Name: Brendan Coates

Date Submitted: 04/13/2021 10:16 AM

Council File No: 14-0268-S13

Comments for Public Posting: Hi there, I strongly support the tenant anti-harassment ordinance. I have seen firsthand the lengths that landlords will go to to try to kick people out of their homes, from turning off utilities to denying use of air conditioning to straight up lying about the state of the housing units. It is past time to have protections for renters facing these kinds of threats, intimidation, and violence. I strongly support Councilmember Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance. Thanks!

Communication from Public

Name: Nicole McKeon

Date Submitted: 04/13/2021 10:12 AM

Council File No: 14-0268-S13

Comments for Public Posting: 1) I strongly support the Tenant Anti-Harassment Ordinance because I have also been dealing with landlord harassment and neglect, especially during this past year. Tenants should be able to raise concerns about their housing without fearing their landlord's reaction. And Landlords should be held accountable for their interference and harassment. 2) I strongly support Council Member Raman's proposed amendments. 3) Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. 4) I do not support imprisonment based on this ordinance.

Communication from Public

Name: Hilda Pena

Date Submitted: 04/13/2021 10:33 AM

Council File No: 14-0268-S13

Comments for Public Posting: Landlords have to respect their tenants. The abuse of power of the landlord because of the need for housing is a violation of human rights. In a country as rich and prosperous as ours this actions are no longer tolerated. It has to stop. You have to uphold your responsibility and truly be the voice for those who have been silenced. Use your power to right this wrong. I still believe in our great country. I still believe that humans can choose kindness over greed. Thank you

Communication from Public

Name: Riley Auskelis

Date Submitted: 04/13/2021 10:40 AM

Council File No: 14-0268-S13

Comments for Public Posting: I support the tenant anti-harassment ordinance because renters in this city need as much protection as they can get from landlords who abuse their power. I also support CM Raman's proposed amendments. I hope that this program is fully funded and resourced if approved. I do not support prison sentencing related to this ordinance.

Communication from Public

Name: Tamsin Rawady
Date Submitted: 04/13/2021 10:42 AM
Council File No: 14-0268-S13
Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because tenants should be able to live without the fear of retaliations from their landlords if their homes require repairs for habitability and landlords should not threaten undocumented immigrants. I strongly support Council Member Raman's proposed amendments. Please ensure this is well-funded and supported to allow for its success.

Communication from Public

Name: Kenneth Barnard

Date Submitted: 04/13/2021 10:43 AM

Council File No: 14-0268-S13

Comments for Public Posting: Hello, My name is Ken and I strongly support the Tenant Anti-Harassment Ordinance because landlords should not trick or harass tenants into moving out I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Victimized Landlord

Date Submitted: 04/13/2021 10:35 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am a mom-and-pop landlord and do support many parts of this new ordinance. Although I am in the minority I feel it is still important to voice my concerns as this new legislation is quite one-sided. I feel it is imperative that the proposed ordinance provides clear guidance to foster understanding, minimize opportunity for misinterpretation and facilitate compliance with the ordinance. The draft ordinance language defining harassment, set forth in the opening paragraph of Section 45.33 must be maintained. Moreover, that the related language previously directed by the Housing Committee for inclusion in the ordinance stating "The course of conduct must be that which would cause a reasonable person to suffer substantial emotional distress and must actually cause substantial emotional distress to the petitioner" be added. The importance of requiring that rental housing providers be given written notice of any alleged violation and a reasonable opportunity to remedy the issue needs to be emphasized. Including a written notice and a right to cure all alleged violations benefits all parties as it informs the owner of the alleged issue and the ability to rectify the situation without the need for costly and potentially lengthy litigation or prosecution. I do not think any landlord really wants to 'harass' their tenants, many of us are trying to work together, but such low-threshold verbiage it just makes it hard for us to amicably work anything out, especially with a tenant not acting in good faith. Please consider the un-leveled playing field of such 'blanketed' verbiage in the ordinances.

Communication from Public

Name: Azad Amir-Ghassemi

Date Submitted: 04/13/2021 10:50 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because as a housing researcher and member of the anti-eviction mapping project, we have recorded hundreds of stories of tenants being harassed by their landlord, property manager or a new owner into self-evicting. (see: <https://hope.xyz/tenantexperienceorallhistoryproject>) We have seen landlords do things like refusing to fix habitability issues - pests, rats, etc, we have seen landlords actively remove appliances that a tenant has used for a decade - relied on for decades, legally. Imagine a low or fixed income person losing access to a refrigerator or oven to make their own meals with no realistic option to purchase meals outside? All of these things are done in the name of pushing long term tenants out, to push rents up from new renters. Further, I strongly support Council Member Raman's proposed amendments, and urge that this program needs to be staffed and funded so enforcement and consequences will happen for landlords or property managers (unlike the toothless airbnb ordinance). Finally, I do not support imprisonment based on this ordinance. Thank you for your support

Communication from Public

Name: Andrew Ford

Date Submitted: 04/13/2021 10:53 AM

Council File No: 14-0268-S13

Comments for Public Posting: I very strongly support the Tenant Anti-Harassment Ordinance because I believe landlords should not interfere with tenant organizing and that landlords should be held accountable for harassing tenants. I also very strongly support Council Member Raman's proposed amendment. I also want to make sure this program is well funded and properly managed so that it can succeed. We owe it to the renters of this city.

Communication from Public

Name:

Date Submitted: 04/13/2021 10:53 AM

Council File No: 14-0268-S13

Comments for Public Posting: Hello, I strongly support the Tenant Anti-Harassment Ordinance and I also strongly support Council Member Raman's amendments to it. Tenants deserve a habitable place to reside without living in fear. Everyone deserves a place to live that is safe, up to code and affordable. If a tenant's residence is needing repairs, it is the landlord's responsibility to attend to the repair asap so the tenant is not unfairly paying rent for a place that is inhabitable. If the landlord wants to raise rent just to make more money, the tenant shouldn't have to move out and uproot their entire life for another person's personal profit. If the tenants feel it is necessary to organize, landlords legally shouldn't be allowed to interfere. Housing is a human right. Without housing, and especially affordable housing with respectful landlords, homelessness will only go up, which will lead to more problems for everyone. This is not just an issue of compassion but also practicality. Passing this tenant anti-harassment ordinance is one of many sustainable steps to solving LA's growing housing crisis. Thank you. Best, Veronica CD4

Communication from Public

Name: Theo DeMarco

Date Submitted: 04/13/2021 10:54 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because housing is a human right. Landlords shouldn't harass tenants into moving out, or trick them with lies. They should never threaten to report undocumented tenants to police. Landlords should not be allowed to interfere with tenant organizing or union membership, or to retaliate against requests for repairs. They should not be able to refuse payment from tenants or rent relief programs. Landlords must be held accountable for any nefarious methods used to charge tenants more than legally allowed, including financially compensating tenants for violations. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance, or any budget at all going to LAPD or LASD, those violent gangs that only endanger LA tenants and escalate every encounter they have against united Angelinos. Defund the police.

Communication from Public

Name:

Date Submitted: 04/13/2021 10:54 AM

Council File No: 14-0268-S13

Comments for Public Posting: Please insert protections for property owners in item # 3, the "Tenant anti-harassment ordinance". The ordinance should protect all parties. I have seen the amendments proposed by councilmember Raman. These are not about expanding protections but targeting housing providers and are anti-housing.

Communication from Public

Name: Amin El Gamal
Date Submitted: 04/13/2021 10:58 AM
Council File No: 14-0268-S13
Comments for Public Posting: I'm writing to strongly support the Tenant Anti-Harassment Ordinance because tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation.

Communication from Public

Name: Alexandra Ford

Date Submitted: 04/13/2021 11:02 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. LA needs to be a stronger city in terms of Tenants rights and this is the kind of action we should be taking.

Communication from Public

Name: jesse atlas

Date Submitted: 04/13/2021 11:20 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because... Landlords should not trick or harass tenants into moving out Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation Landlords should not threaten to report undocumented tenants Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed Tenants should be financially compensated for violations Landlords should not be able to refuse payment Landlords should not interfere with tenant organizing

Communication from Public

Name: Ben Bram

Date Submitted: 04/13/2021 11:23 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am a constituent of District 10 and I am strongly in favor of the Tenant Anti-Harassment Ordinance. Tenants are always at risk of being taken advantage of, and the more protections we can offer them, the better. They should be able to raise concerns about their living space without fear of their landlords retaliating. Council Member Raman's proposals are exactly what we need to fix this issue. I would love to see this program well-funded, well-managed, and successful. Thank you.

Communication from Public

Name: Gregory Smith

Date Submitted: 04/13/2021 11:24 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should be held accountable for any nefarious methods. I strongly support Council Member Raman's proposed amendments. I do not support imprisonment based on this ordinance. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success.

Communication from Public

Name: Natasha

Date Submitted: 04/13/2021 11:39 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because Los Angeles has a deficient of affordable housing and a huge homelessness problem. The city needs to strengthen tenant protections, not undermine them. Landlords should not trick or harass tenants into moving out. Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. Landlords should not threaten to report undocumented tenants. Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. Tenants should be financially compensated for violations. Landlords should not be able to refuse payment. Landlords should not interfere with tenant organizing. I strongly support Councilmember Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success.

Communication from Public

Name:

Date Submitted: 04/13/2021 11:46 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should not be able to use deception or harassment to force tenants out of living situations, and tenants need to be able to raise issues of habitability or repairs without worrying about their landlords retaliating. I think Council Member Raman's proposed changes are smart, and that this program should have the necessary resources and management to make sure it's successful! We should avoid imprisonment based on this ordinance, as the demands on the prison system are already too high.

Communication from Public

Name: Emily Skehan

Date Submitted: 04/13/2021 11:46 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am a constituent writing to strongly support the Tenant Anti-Harassment Ordinance because: Landlords should not trick or harass tenants into moving out Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation Landlords should not threaten to report undocumented tenants Landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed Tenants should be financially compensated for violations Landlords should not be able to refuse payment Landlords should not interfere with tenant organizing I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Diane Robertson

Date Submitted: 04/13/2021 11:16 AM

Council File No: 14-0268-S13

Comments for Public Posting: SUBJECT: City of Los Angeles Anti-Harassment Ordinance (CF 14-0268-S13) Dear Councilmembers, On behalf of the Coalition of Small Rental Property Owners (CSRPO), I am writing to request your support of the below amendments to the draft Los Angeles City Anti-Harassment Ordinance. If this ordinance is going to pass, despite the fact that California law already offers strong anti-harassment provisions, then at the very least these reasonable proposed changes should be approved and any further harshly one-sided proposals should be rejected. CSRPO and the small rental housing community do not condone tenant harassment of any kind but we urge your committee to consider a balanced approach to protect against bad actors on both sides. Please consider the following modifications to the draft ordinance:

1. Expand the Right to Cure on All Items The vagueness of the current draft ordinance may put landlords in danger of facing costly and frivolous lawsuits, as the right to cure only applies to repair issues, maintenance issues, and other items that are open-ended and vague. Given that harassment is already illegal through state law, we want to ensure that this additional local standard also adds a layer of protection from bad faith litigation.
2. Clarify that Enumerated Behaviors in the Ordinance Have to Meet the Definition of Harassment There are concerns of whether behaviors listed in the ordinance could be considered violations, regardless of whether the behavior meets the definition of harassment set forth. We do not believe this is intended, and clarification of behaviors and de facto violations is necessary.
3. Include Complete Language from California Civil Code Section 527.6(b)(3) as instructed by the Housing Committee in May 2019 The current draft ordinance uses language from Section 527.6(b)(3) to define harassment. However, the draft ordinance excludes language, which states that "The course of conduct must be that which would cause a reasonable person to suffer substantial emotional distress and must actually cause substantial emotional distress to the petitioner." This language has already been instructed for inclusion, and the instruction is available for reference in transmittal from May 2019 in the Council File. This is a crucial component of any anti-harassment law that ensures the law does not penalize conduct based on an unreasonable reaction. Moreover, we are gravely concerned about the following

amendments proposed by Councilmember Raman and request they be rejected or modified as applicable: Amendment #1 – The proposed modification to the definition of “Tenant Harassment” not only removes language found in state law but also exposes rental housing providers to vague interpretations on their reasonable actions as well as exposes them to potentially increased bad faith and ill intent by their tenants. We implore you to reject this amendment. Amendment #6 – Expanding standing to bring a lawsuit will result in a deluge of frivolous lawsuits with the biggest winner being lawyers. We implore you to reject this amendment. Amendments #7 and #8 – The prevailing party, whether it is the tenant or the landlord, should be entitled to attorney fees. Please understand that many responsible landlords are relentlessly harassed by their tenants and these landlords need protection, too. We implore you to modify this amendment. Amendment #10 – Written notice protects both sides and provides some certainty about whether and what information was communicated between the parties to better evaluate whether there was, indeed, a failure to comply. We implore you to reject this amendment. Amendments #11 and 12 – We are unsure of the lawfulness of these proposals and would like the legal basis for this to be reviewed. We implore you to reject this amendment. It is the position of the CSRPO that the Los Angeles City Anti-Harassment Ordinance must include mutual protections rather than represent another example of one-sided, overreaching and excessively burdensome policies disproportionately impacting rental housing providers – and “mom and pop” property owners, in particular. Furthermore, we would like to know when our representatives will stop voting against our interests and begin working with us to find fair and equitable solutions for both sides. Please start by taking all of the foregoing into consideration and voting, accordingly. Sincerely, Diane Robertson Founding Member Coalition of Small Rental Property Owners <https://smallrentalowners.com/> (917) 687-1018 c



April 13, 2021

Via Email

Councilmember Gil Cedillo

Gilbert.cedillo@lacity.org

Debby Kim, Chief of Staff

debby.kim@lacity.org

Councilmember Paul Krekorian:

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Los Angeles City Councilmembers

Los Angeles City Hall

200 N Spring Street

Los Angeles, CA 90012

SUBJECT: City of Los Angeles Anti-Harassment Ordinance (CF 14-0268-S13)

Dear Councilmembers,

On behalf of the Coalition of Small Rental Property Owners (CSRPO), I am writing to request your support of the below amendments to the draft Los Angeles City Anti-Harassment Ordinance. If this ordinance is going to pass, despite the fact that California law already offers strong anti-harassment provisions, then at the very least these reasonable proposed changes should be approved and any further harshly one-sided proposals should be rejected.

CSRPO and the small rental housing community do not condone tenant harassment of any kind but we urge your committee to consider a balanced approach to protect against bad actors on both sides. Please consider the following modifications to the draft ordinance:

1. **Expand the Right to Cure on All Items** The vagueness of the current draft ordinance may put landlords in danger of facing costly and frivolous lawsuits, as the right to cure only applies to repair issues, maintenance issues, and other items that are open-ended and vague. Given that harassment is already illegal through state law, we want to ensure that this additional local standard also adds a layer of protection from bad faith litigation.
2. **Clarify that Enumerated Behaviors in the Ordinance Have to Meet the Definition of Harassment** There are concerns of whether behaviors listed in the ordinance could be considered violations, regardless of whether the behavior meets the definition of harassment set forth. We do not believe this is intended, and clarification of behaviors and de facto violations is necessary.
3. **Include Complete Language from California Civil Code Section 527.6(b)(3) as instructed by the Housing Committee in May 2019** The current draft ordinance uses language from Section 527.6(b)(3) to define harassment. However, the draft ordinance excludes language, which states that *“The course of conduct must be that which would cause a reasonable person to suffer substantial emotional distress and must actually cause substantial emotional distress to the petitioner.”* This language has already been instructed for inclusion, and the instruction is available for reference in transmittal from May 2019 in the Council File. This is a crucial component of any anti-harassment law that ensures the law does not penalize conduct based on an unreasonable reaction.

Moreover, we are gravely concerned about the following amendments proposed by Councilmember Raman and request they be rejected or modified as applicable:

Amendment #1 – The proposed modification to the definition of “Tenant Harassment” not only removes language found in state law but also exposes rental housing providers to vague interpretations on their reasonable actions as well as exposes them to potentially increased bad faith and ill intent by their tenants. We implore you to reject this amendment.

Amendment #6 – Expanding standing to bring a lawsuit will result in a deluge of frivolous lawsuits with the biggest winner being lawyers. We implore you to reject this amendment.

Amendments #7 and #8 – The *prevailing party*, whether it is the tenant or the landlord, should be entitled to attorney fees. Please understand that many responsible landlords are relentlessly harassed by their tenants and these landlords need protection, too. We implore you to modify this amendment.

Amendment #10 – Written notice protects both sides and provides some certainty about whether and what information was communicated between the parties to better evaluate whether there was, indeed, a failure to comply. We implore you to reject this amendment.

Amendments #11 and 12 – We are unsure of the lawfulness of these proposals and would like the legal basis for this to be reviewed. We implore you to reject this amendment.

It is the position of the CSRPO that the Los Angeles City Anti-Harassment Ordinance must include mutual protections rather than represent another example of one-sided, overreaching and excessively burdensome policies disproportionately impacting rental housing providers – and “mom and pop” property owners, in particular.

Furthermore, we would like to know when our representatives will stop voting against our interests and begin working with us to find fair and equitable solutions for both sides. Please start by taking all of the foregoing into consideration and voting, accordingly.

Sincerely,

A handwritten signature in cursive script, appearing to read "Diane Robertson".

Diane Robertson
Founding Member
Coalition of Small Rental Property Owners
<https://smallrentalowners.com/>
(917) 687-1018 c

Communication from Public

Name: Akio Katano

Date Submitted: 04/13/2021 11:53 AM

Council File No: 14-0268-S13

Comments for Public Posting: I STRONGLY support the anti-harassment ordinance with councilmember Raman's proposed amendments. Tenants need to be able to exercise their rights freely and without retaliation. This ordinance would help level the playing field, benefiting the majority of Angelenos. Please, pass this ordinance and make sure it is funded and supported to ensure its success!

Communication from Public

Name: Alexandra Abdel-Malel

Date Submitted: 04/13/2021 11:53 AM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because tenants should feel safe in their own homes. Landlords should face consequences for intimidating people who are renting from them. People should not be scared or unduly influenced by landlords in their own homes. Tenants have a right to organize and talk with each other about their conditions.

Communication from Public

Name: Eric Sheehan

Date Submitted: 04/13/2021 12:00 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the tenant anti-harrasment ordinance. I've been harassed by a 3 landlords offering me cash-for-keys to leave my RSO apartment, including threats and illegal 3 day notices. In an attempt to push me to leave, they removed my garden and laundry. The incentive to remove long-standing tenants from their homes and communities is so strong entire business models are built on re-tenanting, which is an entire industry in its own right. We need these protections now!

Communication from Public

Name: Alex Fierro-Clarke

Date Submitted: 04/13/2021 12:04 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. Importantly, I do not support imprisonment based on this ordinance.

Communication from Public

Name: Reese Jensen

Date Submitted: 04/13/2021 12:29 PM

Council File No: 14-0268-S13

Comments for Public Posting: Hello, I'm writing in strong support of the amendments to the Tenant Anti-Harassment Ordinance that Council Member Nithya Raman has offered. As a tenant in Los Angeles who has witnessed the predatory ways that landlords try to take advantage of tenants, both during the last year of the pandemic and before, I believe that we need strong protections in place to keep landlords from conducting unfair practices, such as tricking/harassing tenants into moving out, threatening to report undocumented tenants, refusing payments, etc. I believe that these amendments are vital and will go a long way to improving the experience of being a tenant in Los Angeles. Please approve them and make sure this program is well funded and managed and given the resources it needs to succeed. I strongly oppose imprisonment based on this ordinance.

Communication from Public

Name: Nora Randall

Date Submitted: 04/13/2021 12:29 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because Tenants should be able to raise concerns about habitability or needed repairs without fear of landlord retaliation. I am a mental health social worker, and during the COVID19 pandemic I have seen an increase in clients, vulnerable to stress because of housing precarity. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Asher Benjamin Guthertz

Date Submitted: 04/13/2021 12:34 PM

Council File No: 14-0268-S13

Comments for Public Posting: Hello! I am writing to voice my support for the Tenant Anti-Harassment Ordinance that I understand will be discussed in the Housing Committee tomorrow. I know from personal experience that tenants often live in fear of retaliation of their landlords and choose not to bring up important living condition issues that they have the right to have addressed. An ordinance is needed to discourage these disgusting actions. I would like the committee to approve Councilmember Raman's proposed amendments to the ordinance, and to make sure that the program is given every chance to succeed with proper funding and management. At the same time I do not want anyone to be imprisoned as a result of this ordinance.

Communication from Public

Name: Sophie Strauss

Date Submitted: 04/13/2021 12:41 PM

Council File No: 14-0268-S13

Comments for Public Posting: I am writing in support of The Tenant Anti-Harassment Ordinance and specifically in support of Councilmember Raman's amendments. Landlords should not be allowed to trick or coerce people into leaving their homes. They should not be allowed to leverage vulnerabilities such as a tenant's immigration status to scare people into leaving their homes. And landlords, much like bosses at a company, should not be allowed to union-bust if their tenants decide to organize. There are already over 60,000 unhoused people living in LA County -- without protections like those outlined in this ordinance and added by Councilmember Raman, that number may grow exponentially when the state of emergency is lifted. These issues are all linked and we need to protect tenants now.

Communication from Public

Name: Cecily Breaux

Date Submitted: 04/13/2021 12:47 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should not be able to trick people into moving out and threaten to report undocumented tenants. Tenants have rights and tenants should be financially compensated for violations. landlords should be held accountable for their evil methods of charging tenants more than what is legally allowed. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Milla K Bell-Hart

Date Submitted: 04/13/2021 12:48 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Tom Ceraulo

Date Submitted: 04/13/2021 12:48 PM

Council File No: 14-0268-S13

Comments for Public Posting: I would like to voice my strong support for the Tenant Anti-Harassment Ordinance. Landlords should be held accountable for any efforts to trick, threaten, or overcharge tenants. Tenants should be able to raise concerns about habitability without fear of retaliation, and they should be compensated for violations. I also strongly support Council Member Raman's proposed amendments strengthening the ordinance. Tenants need as much protection as we can give them, particularly during this time. Please make sure this program is given all necessary resources to ensure its success. Thank you.

Communication from Public

Name: Eleanor

Date Submitted: 04/13/2021 12:50 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because tenants have the legal right to organize and landlords should not be allowed to retaliate by tricking or harassing tenants into moving out. You should be able to reasonably raise concerns about your living situation/needed repairs etc without fear of retaliation. Landlords are not ICE and they should not threaten to report undocumented tenants— that is not their job. Landlords need to be held accountable for trying to charge tenants more than they need to pay. I support councilmember Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name: Jessyca Nygren
Date Submitted: 04/13/2021 07:30 PM
Council File No: 14-0268-S13
Comments for Public Posting: Please elaborate on this statement. I imagine I am not the only one who would love to review your supporting documentation. Thank you ahead of time!

Communication from Public

Name: Daniel Gaines

Date Submitted: 04/13/2021 08:10 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because landlords should be held accountable for any nefarious methods enacted to charge tenants more than what is legally allowed and tenants should be financially compensated for violations. Furthermore, I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance.

Communication from Public

Name:

Date Submitted: 04/13/2021 08:06 PM

Council File No: 14-0268-S13

Comments for Public Posting: I strongly support the Tenant Anti-Harassment Ordinance because a fundamental part of the contract a landlord and tenant enter into is that the landlord is responsible for certain repairs and maintenance to the property. Tenants shouldn't fear for retaliation if they voice concerns for fixes that must be done, especially considering that these fixes often protect the value and liveability of the space the landlord is renting out. Landlords should be held accountable for any wrongdoing and should not be able to refuse payment or interfere with tenant organizing. I strongly support Council Member Raman's proposed amendments. Please make sure this program is well-funded, well-managed, and given all necessary resources to ensure its success. I do not support imprisonment based on this ordinance. Thank you.

Communication from Public

Name: Office Of Councilmember de León

Date Submitted: 04/13/2021 08:45 PM

Council File No: 14-0268-S13

Comments for Public Posting: Please see attachment for support letter from Councilmember de León for the recommended language changes to the Draft Tenant Anti-Harassment Ordinance (CF# 14-0268-S13) which have been proposed by Councilmember Raman in her letter to the public file dated April 9, 2021.



KEVIN DE LEÓN
Councilmember, Fourteenth District

April 13, 2021

RE: Support for Councilmember Raman's suggested Amendments to the Draft Tenant Anti-Harassment Ordinance (CF# 14-0268-S13)

Honorable Colleagues,

I write in support of the recommended language changes to the Draft Tenant Anti-Harassment Ordinance (CF# 14-0268-S13) which have been proposed by Councilmember Raman in her letter to the public file dated April 9, 2021. I ask you to consider closely the benefits of such changes in supporting our City's most vulnerable renters.

The harassment of tenants in order to remove long term rent stabilized renters from desirable locations is a nefariously common practice in our City. In 2018, the Los Angeles Housing and Community Investment Department received over 10,000 requests for enforcement against harassment. Such harassment includes threats, reduction in services and amenities, illegal rent increases, and more. If a landlord is willing to harass tenants they can employ many shameful tactics to make life extremely unpleasant. Making such actions illegal is a necessary first step.

The proposed changes will refine the language of this ordinance to mandate fiscal penalties that will deter landlords from engaging in harassment against their tenants. It is the goal that this revised language will increase private right of action where tenants will be able to hire legal representation. Currently, as there is minimal financial recovery in harassment cases, it is only our housing advocacy non-profits who do the bulk of the work in representing tenants in legal cases. As the demand for service by tenants greatly exceeds the available supply of non-profit legal aid services, many tenants lack representation.

I am in full support of making harassment of tenants illegal and costly. Stemming the tide of tenant harassment is a key tool to prevent future evictions and will have measurable benefits in reducing the supply of newly unhoused residents in Los Angeles.

Sincerely,

KEVIN DE LEÓN,
Councilmember, 14th District, Los Angeles City Council



KEVIN DE LEÓN
Councilmember, Fourteenth District

CC: David Michaelson Chief Assistant City Attorney
Deborah Breithaupt, Deputy City Attorney
Daniel Huynh, Assistant General Manager, Housing & Community Investment Dept.
Joe Donlin, Deputy Director Economic Development Strategic Actions for a Just Economy
Barbara J. Schultz, Director of Housing Justice, Legal Aid Foundation of Los Angeles
Larry Gross, Executive Director, Coalition for Economic Survival

Communication from Public

Name: Carter Moon

Date Submitted: 04/13/2021 09:32 PM

Council File No: 14-0268-S13

Comments for Public Posting: I support anti-harassment protections for tenants because all tenants should be able advocate for adequate living conditions without worrying about intimidation from their landlord. Tenants also deserve to be able to bargain collectively without fear of retribution from their landlord.

Communication from Public

Name: Joe ONeill

Date Submitted: 04/13/2021 10:12 PM

Council File No: 14-0268-S13

Comments for Public Posting: I am writing in support of the anti harassment of tenants ordinance. tenants need all the help they can get. vote yes.

Communication from Public

Name: Lionel M.

Date Submitted: 04/13/2021 11:15 PM

Council File No: 14-0268-S13

Comments for Public Posting: Dear Housing Committee, I am writing about the proposed Tenant “Anti-Harassment” ordinance... I strongly believe that corporate landlords should be empathic toward tenants who are GOOD and honest people who work and pay their rent. They should not be harassed or intimidated. Many people who are displaced, homeless, and unemployed tend to be non-white. Many people (e.g. Hispanic, Latino/a, and Black people) become homeless due to unemployment because many jobs are held by white people and those who are deemed “beautiful” and or have status and networking. We the People (we are the Government) should do what we can to protect Tenants who are low-income and unemployed or underemployed. We should do what we can to protect them from losing their residence (homes and or apartments). I support this ordinance with the belief that tenants will be protected from any kind of harassment especially from corporate landlords who are Capitalists and wealthy who continue to abuse the plight of people for short term profits. Many white people (both liberals/leftists and conservatives) enjoy their lifestyle and don’t have to worry about becoming homeless and unemployed while many non-white Americans are continually becoming homeless, unemployed and poor. In Conclusion, I support this Tenant Anti-Harassment Ordinance by Councilmember Nithya Raman (CD-04). Signed, Lionel M. California State University (CSU), Northridge