

Communication from Public

Name: Georgina Serrano

Date Submitted: 04/14/2021 04:02 PM

Council File No: 14-0268-S13

Comments for Public Posting: estimado Mr Cedillo, como organizadora comunitaria y consejera de vivienda todos los dias escucho sobre acoso y hostigamiento a nuestra gente. por favor denos su apoyo a esta iniciativa de parar el acoso y hostigamiento. las familias sufren un infierno bajo managers y duenos abusivos. gracias

Communication from Public

Name: Georgina Serrano

Date Submitted: 04/14/2021 04:07 PM

Council File No: 14-0268-S13

Comments for Public Posting: Dear Mr. Cedillo as community organizer and tenant I invite you to support our efforts to provide peaceful environment for our families managers and owners turn evil some time with people. you have the power to stop them please help us! thank you

Communication from Public

Name: Cinzia Zanetti

Date Submitted: 04/14/2021 04:22 PM

Council File No: 14-0268-S13

Comments for Public Posting: The Tenant Anti-harassment ordinance is greatly needed in a progressive city that also seems to be in bed with developers. Driving through Hollywood and greater Los Angeles there are countless ugly new expensive buildings in the place of where there was RSO housing. Speculative developers need to know they can not bully tenants out of affordable housing for these monstrosities. No more stalling. This is needed now. Drive around and you can see the effects of lack of affordable housing.

Communication from Public

Name: edna monroy

Date Submitted: 04/14/2021 03:06 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Edna Monroy, and I am a resident of District 8 in South Central Los Angeles. I support a STRONG tenant anti-harassment 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. Harassment is not always physical, it's also mental and emotional and it severely impacts tenants' mental health and wellbeing which is further aggravated through the current global COVID-19 pandemic. We need to put an end to ALL harassment, and create accountability to landlords inflicting harm and displacement.

Communication from Public

Name:

Date Submitted: 04/14/2021 03:08 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Elizabeth Guzman. I am a resident of Los Angeles, living in the CD9. I am also a tenant advocate. 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.

Communication from Public

Name: Judy Branfman

Date Submitted: 04/14/2021 03:19 PM

Council File No: 14-0268-S13

Comments for Public Posting: 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. I was harassed by my landlord - and when that didn't work they illegally filed an Ellis Act eviction. It was a horrendous experience.

Communication from Public

Name: Sanketh

Date Submitted: 04/14/2021 03:21 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Sanketh. I am a resident of LA. 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. I've had a landlord just walk up and tell me to pay more rent before. Things like this should be illegal by default. Others have had far worse experiences and we need to strengthen our laws.

Communication from Public

Name: Favian Gonzalez

Date Submitted: 04/14/2021 03:25 PM

Council File No: 14-0268-S13

Comments for Public Posting: Im Favian Gonzalez and work as a Community Organizer with SAJE in South Central Los Angeles and support a STRONG Tenant Anti-Harassment Ordinance (TAHO) Tenants continue to be harrassed and displaced because of illegal practices from landlords> There is a real reason why there are lots of homeless residents and have thousands of examples of harassments to leave. COVID 19 has been hard on tenants and is not fair. Again I Support a strong Anti harrasment Ordinace!! We need ACCOUNTABILITY NOW!! Thank You

Communication from Public

Name: Constance Bertuccelli

Date Submitted: 04/14/2021 04:34 PM

Council File No: 14-0268-S13

Comments for Public Posting: I am 100% in support of the Anti-Tenant Harassment Law. I've seen and heard of a lot of people in Los Angeles being intimidated by their landlords. I'll try to keep it simple- it's just not right. We as humans, as a nation, as a city, as a community are near the end (hopefully) of an extremely difficult and unusual time by dealing with this pandemic. Most of the harassment I hear of is related directly to Covid-19 income loss but it also has been happening for decades to other renters. I regularly go to CD4 & GWNC Land Use Committee meetings, I'm also a member of LATU and CES so I know that people in lower rent or RSO buildings are frequently harassed as the landlords are just trying to get them out so they can bring in new tenants to pay jacked up rents. I believe in protecting not only LA tenants but rental stabilization laws, and our all-inclusive communities in California. Los Angeles shouldn't be a city that is only for the rich, like the rest of our country it is for the people. All the people. Thank you for your time.

Communication from Public

Name: Ana Fuentes

Date Submitted: 04/14/2021 04:41 PM

Council File No: 14-0268-S13

Comments for Public Posting: Buenas Tardes miembros del ayuntamiento. Mi nombre es Elmer Fuentes y vivía con mi familia en el área de Westlake. El año pasado sufrimos un hostigamiento y acoso brutal del dueño que hizo nuestra casa inhabitable. La cantidad de veces que fuimos intimidados es más que puedo contar pero quiero enfocar en una vez cuando el dueño llamó y usó la policía como parte de su estrategia de intimidación. El dueño nos dio avisos excesivos de 24 horas y el día que no nos dio uno él llamó a la policía. Somos conscientes de nuestros derechos y pudimos detener al propietario en este caso. Pero el propietario aún logró su objetivo de intimidar a mi familia. Nos hicieron sentir que habíamos hecho algo ilegal de ejercer nuestros derechos. Sin embargo, no hay protecciones para inquilinos que puede garantizar que los dueños no nos hostiguen. Por eso el ayuntamiento necesita aprobar esta ley. Gracias.

Communication from Public

Name: Pamela Agustin Anguiano

Date Submitted: 04/14/2021 04:42 PM

Council File No: 14-0268-S13

Comments for Public Posting: As many people have expressed today in English and in Spanish, we need the Anti-Harassment of Tenants ordinance passed today without further delay and we need it to be further strengthened by the inclusion of Councilmember Raman's amendments. Tenant harassment existed before the pandemic, but during the pandemic, the harassment has turned into something more sinister because pushing a tenant from their housing means that they are at risk of homelessness and becoming infected by COVID-19. As a community organizer with Eastside LEADS and the Stay Housed LA County program, which the City of LA is now a part of, I have heard the stories of tenants who have been threatened with ICE, arrest, who have had their water and electricity shut off during the coldest months of the year. 2 weeks ago, I received a text message from a tenant who has been fighting against an illegal rent increase. The ordeal has been so bad, that she indicated that she would rather end her own life because she has not seen a change in her landlord's behavior. She lost her mother and father to covid last year, and her depression is only further exacerbated by the harassment. Suicide should never be an option. Her harassment has included her power being shut off, and the property owner constantly warming up his car, the fumes go into her unit. This has been her reality for over 1 year. Today she is doing better because she found support in her local tenant union. But think about the thousands of tenants who have endured harassment and isolation during this pandemic. We need this protection today. And we need it without a right to cure. Please pass this ordinance with Councilmember Raman's amendments.

Communication from Public

Name: Mateo

Date Submitted: 04/14/2021 04:48 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Mateo. I support a 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.

Communication from Public

Name: Alice Zakaryan

Date Submitted: 04/14/2021 07:09 PM

Council File No: 14-0268-S13

Comments for Public Posting: I write in support of the anti-harassment ordinance with the proposed amendments submitted by Councilmember Raman on April 9th, 2021. Councilmember Raman's proposed amendments strengthen tenant protections and resolve potential ambiguities that could hinder the ordinance's effectiveness. I also specifically note my support of the proposed rent adjustment penalty provision (Amendment 11). This provision is consistent with the findings and purpose of the anti-harassment ordinance with regard to preservation of affordable (RSO) housing while deterring bad conduct by landlords. If a landlord in violation of this ordinance can nonetheless rent a previously-occupied RSO unit at market rate, the ordinance will stop short of addressing the impact that these unlawful practices have on the growing affordable housing crisis in L.A. Without a rent adjustment penalty, developers can continue lining their pockets by virtue of their abusive conduct successfully causing tenant displacement. A rental adjustment penalty sends a clear message to RSO property owners that they cannot continue such conduct with impunity. Additionally, I write to express my disapproval of the proposed amendments submitted by Councilmember Lee on April 12, specifically the proposed language requiring a landlord to fail to 'remedy' harassment within a 'reasonable amount of time' before a tenant can pursue legal action. This proposed amendment is counterintuitive. How can a landlord remedy a past act of coercion, intimidation, threats, menacing conduct, slurs, etc.? One such instance should be enough to extend a private right of action. Adoption of Councilmember Lee's proposed amendments amounts to giving abusive landlords an opportunity to try their luck with various harassment tactics (so long as courtesy notice hasn't happened) in order to see if any might work to secure a vacant rental unit after a tenant "voluntarily" moves out. Alice Zakaryan Council District 1 Los Angeles, CA 90042

Communication from Public

Name: Ram Gill Khushwant Gill
Date Submitted: 04/14/2021 01:12 PM
Council File No: 14-0268-S13
Comments for Public Posting: We strongly oppose to this file

Communication from Public

Name: Ben Gauthier

Date Submitted: 04/14/2021 01:22 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Ben Gauthier. I am a resident of Angelino Heights, in Housing Chair Gil Cedillo's district. 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. Please prove that you are on the side of tenants and longterm residents and not on the side of developers accelerating gentrification and worsening our devastating housing crisis. Renters need protection - and landlords have been exploiting loopholes with reckless abandon, accepting the city's slap on the wrist as a minor speed bump on the way to massive paydays. This is a step in the right direction and I commend Nithya for taking action.

Communication from Public

Name: Rose Lenehan

Date Submitted: 04/14/2021 01:36 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Rose Lenehan. I am a resident of Westlake / MacArthur Park. 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. As an active member of the LA Tenants Union, I speak every week with numerous tenants who are facing intense harassment from their landlords. Their landlords are often harassing them in an effort to push them to move out (or as we say, self-evict) so that the landlords can re-rent units at market rate. Many tenants have had their water shut off, have had landlords refuse to make repairs, and have had landlords bang on their doors and call and text them incessantly. Many times, I have seen landlords refuse to accept the rent in order to build a nonpayment case against a tenant and in that way remove them from an RSO-protected unit. All of this causes enormous stress and anxiety for tenants in ways that can seriously affect their physical and mental health. Please pass the anti-harassment ordinance with Councilmember Raman's amendments to give all tenants, especially the poorest and most vulnerable, legal tools to fight back against this behavior.

Communication from Public

Name: Bronwyn Dawson

Date Submitted: 04/14/2021 01:44 PM

Council File No: 14-0268-S13

Comments for Public Posting: I am writing to oppose the increase in SCEP fees and to oppose the proposed Hune surcharge. We “mom and pop” property owners have borne the brunt of this pandemic: we cannot collect rent, but we are supposed to pay our mortgages, our property taxes, our utility bills and maintenance expenses for our properties. Now it is proposed to triple our SCEP fees and not allow us to recoup the costs? It appears that the LW City Council completely disregards the plight of small landlords. For some of us, the rent (which we are not allowed to collect) is our major source of income. Please, do not add to our financial misery with this untimely and ill-thought out fee increase.

Communication from Public

Name: Chase Engelhardt

Date Submitted: 04/14/2021 01:47 PM

Council File No: 14-0268-S13

Comments for Public Posting: Dear City Council, My name is Chase Engelhardt, I live in the Sawtelle neighborhood, and 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. Thank you, Chase Engelhardt CD 11

Communication from Public

Name: Ella

Date Submitted: 04/14/2021 02:14 PM

Council File No: 14-0268-S13

Comments for Public Posting: Everyone has suffered financial loss this past year but particularly the property owners. You asked us to not increase rents or charge late fees yet our expenses continue to increase such as a 50% increase on liability insurance. Increasing more expenses and especially not requiring the tenants to be responsible for this increase is irresponsible and bully-like. Why do you always target property owners? Why not put restrictions on gas stations or car dealers?

Communication from Public

Name: Gurnell Washington II

Date Submitted: 04/14/2021 02:15 PM

Council File No: 14-0268-S13

Comments for Public Posting: I would like a General comment and speak on Article 3. Hi my name is Gurnell Washington. I am a member of ACCE and I am a constituent in support the anti-harassment motion plus the amendments. I am disabled and I suffer from major depression, which my landlord knows about. I have been harassed with false eviction letters. My life is already trying enough with having no immediate family or support. It should not be compounded by worrying about being a homeless disabled person on the streets. This is not right for landlords to take advantage of renters, who they (the landlords) know do not know their rights. This harassment creates psychologically scars, especially for people like me. Imagine what it does on children. I have been blatantly told that he wants me to vacate for no reason; yet he mentioned he could "get \$3,500 for the place" in a phone call. No Angelino should go thru this, this is why we need to add the following amendments: 1. We need funding to enforce the bill otherwise this bill won't work at all. 2. Make a tenant harassment a misdemeanor 3. 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. 4. 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. So, the support of the Council to vote to pass the Permanent Tenant Anti-Harassment Ordinance will be a great service to the "people" who voted for everyone to be in office. Please do the people who desperately need a peace of mind in trying times a service by passing this ordinance. I would like to thank Council member Nythia Raman of the 4th District for this ordinance draft and the Council for hearing my comments. Best, Gurnell Washington

Communication from Public

Name: Joy Wingard

Date Submitted: 04/14/2021 02:29 PM

Council File No: 14-0268-S13

Comments for Public Posting: A strong anti-tenant harassment law is CRITICAL for the renters of Los Angeles. I live in an apartment building, 410 N. Rossmore, where tenant harassment has been standard and common practice for the last year+. This has included everything from coerced buyouts, to a disregard for safety protocols, to hounding tenants with phone calls and letters that have no basis other than to ultimately push people out of their rent-controlled apartments through scare tactics and lies. The most upsetting has been some cruel verbal/written PERSONAL attacks on some of my neighbors. Attacks filled with lies and false accusations with an attempt to scare us out of our homes. We need the city to protect us, the tenants. Thank you.

Communication from Public

Name: Brian S.

Date Submitted: 04/14/2021 02:47 PM

Council File No: 14-0268-S13

Comments for Public Posting: I am a RSO Tenant in Los Angeles and I strongly support this Ordinance and urge the Comittee and City Council to adopt it without delay. I have been subjected to every single form of harassment listed in this ordinance- and more. My property was in REAP due to the ammount of un permitted, illegal construction the owner engaged in, including unsafe lead pactices, stop work orders, notices to comply, failures to adhere to THP and unsafe premises; I was offered countless verbal cash for keys offers, many of which were on a "half now half then basis," which the owner refused to put in writing; I've been served over 30 notices of entry pursuant to CCP 1954 for non emergency and non aggrieved or essentail reasons as allowed by that statute; HCIDLA found my landlord to have illegally raised my rent on three seperate occasions; my landlord refuses to accept my legally tendered rent, sometimes going so far as to Fed Ex my check back with a letter saying "we will not accept your rent at this time" and frequently delays cashing my checks for periods of three months or longer; he has no official place of buisness, rather I tender my rent a shared workspace and can thus never file a complaint or speak directly to the owner or management; I am never provided a receipt, even after requesting one; I've been threatened with violence on the street by his property managers; he has threatened to tow my car in retaliation for filing complaints; reduced services, including my parking and laundry room in violation of the lease and has on multiple occasions shut off my water and gas without notice; subjected me to a fake Ellis act where the owner failed to pay relocation fees and then withdrew the filing the day before his property would have been affected by the requirements of that act; he has sued me in Orange County for reasons unrealated to the tennacy- he pursued this frivolous litigation for over a year without serving me the complaint, preferring to swear to a judge he "didn't know where I lived" and thus requesting continuances for over a year, again, without ever serving me with the compalint as required by California law. He finally served the complaint after almost two years of motions, and dropped this lawsuit the day I filed my response, showing his only motive was to use the legal system to harass and coerce in a different county and place an undue burden of leagal fees on me; four different law firms have contacted me

to either threaten litigation or negotiate move outs; he has been found by HCIDLA to have failed to post RSO notices. This landlord has not prevailed in any of his frivolous legal actions against me. He and his agents make constant verbal threats of eviction. Our family has paid rent in full, on time, since 1998, pandemic included. The owner bought the property in 2017, and is the owner of a corporation based in Orange County that boasts of billions in profit and thousands of rental units across the United States. He owns more than 30 properties in LA, but hides his involvement by listing each as a separate LLC, so he can't be held accountable, and as a direct method to hide his liability. Where the landlord has been successful in harassing or defrauding tenants out of the building, he has done the previously mentioned illegal, unpermitted construction and raised rents to more than 300% of what they were. This comment is a testimony to what it is like to be subjected to harassment by a billionaire developer, and a demand that the City of Los Angeles steps in to hold him accountable for this malicious, knowingly threatening, intimidating and harassing pattern of behavior, and protect my RSO home of 20 years. Accountability for a malicious bad actor such as this is required if Los Angeles is to maintain ANY affordable housing for long time tenants, and to address the double standard: How can a landlord have been found to have knowingly and intentionally violated LAMC and RSO on so many occasions yet face no accountability whatsoever, and continue to pursue his campaign of eviction and harassment against me? Are landlords allowed special consideration for acts deemed illegal by LAMC, RSO and other applicable laws? Is a landlord above the law merely because they purchased a property and seek to satisfy their greed? Why should this landlord still have the ability to file a UD or more frivolous litigation against me, yet the tenant has little to no recourse? What will prevent this landlord from inflicting upon another citizen of LA what he has done to my family? Respectfully and thank you I support this ordinance and urge its immediate adoption into LAMC.

Communication from Public

Name: John Parks

Date Submitted: 04/14/2021 02:54 PM

Council File No: 14-0268-S13

Comments for Public Posting: CES and its members further urge city council to adopt the Tenant Anti-Harassment Ordinance with all amendments as submitted by Councilmember Raman. For too long tenants have been subject to harassment and intimidation by landlords who operate in a legal grey area to compel at-risk residents to move-out. However, it is high time that landlords who choose to harass tenants are held accountable. During the pandemic, tenant harassment has become the main tool to force residents out because landlords know there are no protections for tenants against these tactics. This ordinance is specific regarding the definitions of harassment and this will ensure compliance from property owners and will dissuade concerns about misuse. City council must adopt this motion to ensure that tenants are protected from harassment and displacement. Thank you.

Communication from Public

Name: Sabrina Johnson, CD10

Date Submitted: 04/13/2021 03:31 PM

Council File No: 14-0268-S13

Comments for Public Posting: I'm writing to express my strong support for an anti-harassment ordinance that would impose strong penalties on landlords who attempt to intimidate tenants. The rise in homelessness in our City has been exacerbated by our lack of vacancy control, the absence of which gives landlords incentive to pressure tenants to self-evict, so that the landlord can rent their unit to a new tenant at a much higher rate. This has led to the proliferation of a myriad of sinister and cruel tactics of landlord intimidation, including the shutting off of utilities, failure to perform basic maintenance, and in the worst of times, threats based on a person's immigration status. At present, tenants have little to no recourse against this. An anti-harassment ordinance is a long overdue step toward addressing the root causes of housing unaffordability in this City.

Communication from Public

Name: Margarita Lopez

Date Submitted: 04/13/2021 08:44 PM

Council File No: 14-0268-S13

Comments for Public Posting: Realmente es perturbador el escuchar a los inquilinos quejarse de los constantes acosos de los propietarios, y no solo eso sino lo inhumano que son durante la emergencia de COVID-19 cuando a pesar de que el inquilino ha perdido a cuatro familiares a causa de esta pandemia, quieren desalojarlo de su vivienda argumentando y mintiendo descaradamente que este inquilino no esta en el contrato cuando ha vivido mas de 25 años en su departamento y esta incluido en el contrato. Realmente me entristese y me da impotencia el que no hay una ordenanza que termine con este tipo de acosos injustos. Espero que hoy pase esa ordenanza para proteger a los inquilinos que han sido acosados constantemente y seguir viviendo esa pesadilla cada dia y mas triste cuando se trata de personas de la tercera edad, cuando ellos deben estar disfrutando de su vida. Por ejemplo una inquilina de la tercera edad y discapacitada el propietario le dio un aviso argumentando que estaba haciendo disturbios en el edificio cuando ella tuvo una operacion en uno de sus ojos como es posible que le este diciendo que hace disturbios con esta condicion realmente es para reirse este tipo de argumentos, pero muy preocupante para el inquilino que no sabe como defenderse. Gracias a que llego a una organizacion no lucrativa donde la han estado asesorando, imaginense todos aquellos inquilinos que estan pasando por situaciones de estas. Realmente les imploro por todos esos inquilinos que sufren el acoso pasen esta ordenanza para frenar a los propietarios inhumanos.

Communication from Public

Name: Alanna Holt

Date Submitted: 04/14/2021 09:41 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Alanna Holt. I am a resident of CD 13, a public defender for the County of Los Angeles, and a community organizer with the Northeast Local Chapter of the Los Angeles Tenants Union. 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. I work in solidarity with tenants in crisis every single day with the tenants union. Landlord harassment is a universal experience of tenants in this city, particularly low income, BIPOC, working class women and their families. A few examples of the most violent instances of landlord violence that my fellow union members have experienced, just in the past year: -- Physical assault by a landlord and his family members of a single, Spanish speaking mother of three children, in front of her 1 year old baby and her middle school aged daughter with disabilities in Cypress Park. -- Vandalism of personal property (smashing a car window), stalking (using extensive surveillance cameras that captures audio), multiple illegal entries, use of loud music played throughout the night to cause sleep deprivation, and physical assault against a black, queer, married couple and their teenager daughter in El Sereno. -- Mail theft, verbal harassment and intimidation of a single woman who is a survivor of domestic violence (a fact the landlord is aware of) living in a unit attached to a single family home in Mount Washington. -- Verbal harassment, intimidation, and illegal rent increases against a mother and teenager daughter, also living in a unit attached to a single family home in Mount Washington, who are also survivors of domestic violence. Other types of landlord harassment -- illegal utilities increase as a means of raising the rent during the pandemic, constant verbal threats and harassment, illegal construction, illegal harassment campaigns to accept cash for keys, illegal lock outs, illegal threats of eviction during the pandemic, use of hired agents such as leasing agents, construction workers, and property managers, to intentionally maintain hazardous living conditions and issue illegal eviction notices, are so universal and normalized that I could not possibly list all of the examples I have witnessed and helped fight against here. Landlord harassment is the default experience of low income and vulnerable tenants in this city, particularly of immigrant and

BIPOC women and their families, and women who are fleeing domestic violence. In my local of the tenants union, we hold weekly "Tenant Solidarity Meetings" every Thursday to support tenants experiencing landlord harassment, and every week dozens of tenants join this meeting to support each other. Tenants have no protections from the city or the legal system -- when tenants try to involve law enforcement to try to protect themselves, police routinely gaslight and verbally abuse them, and side with the landlord. It is no exaggeration to say that for a working class person to rent a place to live in this city, they must enter into a fundamentally dangerous, abusive relationship. This is because landlords -- especially the "mom and pop" landlords that this council is so fond of, are completely free to intimidate and abuse tenants in this city with no accountability or consequences. Indeed, the experience of landlords is to be supported by the police and by the courts. I also cannot emphasize enough how much the problem of landlord harassment is tied to racist violence against women and LGBTQIA communities. This ordinance begins to address the fundamentally violent dynamic that exists between landlords and tenants -- an abusive dynamic that exists because of the immense power and deference that this city continues to give property owners. I strongly support this ordinance. ~Alanna Holt

Communication from Public

Name: Bernard fliegelman

Date Submitted: 04/14/2021 10:18 AM

Council File No: 14-0268-S13

Comments for Public Posting: The importance of ensuring that the proposed ordinance provides clear guidance to foster understanding, minimize opportunity for misinterpretation and facilitate compliance with the ordinance. That 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. Including a written notice and an opportunity to address 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.

Communication from Public

Name: Adam Green

Date Submitted: 04/14/2021 11:13 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Adam Green and I am a resident of Los Angeles, living in the neighborhood of Rampart Village. 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. I have seen first hand the ways in which landlords harass and abuse tenants, sometimes in physically violent ways. Landlords have hired paid mercenaries to come to throw away tenants' belongings, physically attack or coerce tenants into doing the landlord's bidding. Landlords also use tactics like sending threatening letters, emails, or texts - sometimes in languages that the tenants do not speak or read, leading them to sign onto agreements which they do not understand. Tenants should feel safe in their homes and should not have to deal with harassment and attacks from landlords; there should be no legal protections for landlords, there NEEDS to be legal protection against harassment and abuse for TENANTS. We do not need to serve the landlord class, they are not in danger, they are not the ones who get attacked when they are behind rent, sexually harassed or solicited, any number of these vile kinds of harassment which tenants are constantly subjected to.

Communication from Public

Name: Claire Phillipa

Date Submitted: 04/14/2021 11:50 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am writing in strong support of the Tenant Anti-Harassment Ordinance. We have a terrifying housing shortage. Increases in rent are through the roof. We must support our tenants by making sure it is illegal to threaten a renter with deportation and by requiring all landlords to accept payments of any kind that will keep our residents housed. This city is a frightful mess. The police killings are the worst in the nation. Our treatment of those with mental health issues and/or those who are unhoused is deeply inhumane. We are all aghast at the frightening level of militarization of the police and the cruelty with which they treat the homeless during immoral "sweeps." The entire world is watching on. If we don't find humane solutions soon, our destination city will lose a tremendous amount of business. Who would want to send their kid to a city like ours, who treats people of color so cruelly, for college? The Guardian has reported on the gross inequality and so has MTV, the LATimes, the NYTimes. Keep people housed. That Mitch O'Farrell is spending over one million dollars to "house" people on tarmac in painted squares for several months is cruelty that defies the dystopian horror stories for its gross mendacity. Everyone is watching and those electeds who participate in these type of schemes will be ousted from office

Communication from Public

Name: Nitzan Barlev

Date Submitted: 04/14/2021 11:55 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am a resident of Encino, Koretz's district. 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. Landlords abuse the power imbalance of the tenant-landlord relationship, and tenants deserve fair treatment.

Communication from Public

Name:

Date Submitted: 04/14/2021 12:46 PM

Council File No: 14-0268-S13

Comments for Public Posting: I oppose the revisions of Agenda Item 3 /Council File 14-0268-S13. There is no protection for landlord harassment. There are only protections for tenant harassment. There should be notice given to landlords to rectify the issue or be informed of the issue prior to it going to court. It is important for landlords be given written notice of any alleged violation and a reasonable opportunity to remedy the issue. Including a written notice and an opportunity to address 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. My father who was a revered landlord loved by his tenants experienced physical assault/harassments from one of his tenants. The West Hollywood Sheriff's office was informed of the incidents and took no actions to stop the harassment.

Communication from Public

Name: Jenna Levin

Date Submitted: 04/14/2021 01:07 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Jenna Levin. I am a resident of Los Angeles, District 1. 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. Abuse of the Ellis Act and the tenant harassment that often surrounds it is one of the most pressing issues for me as a constituent, and I hope it will become a focus for this city council. Thank you for your time.

Communication from Public

Name: Araceli

Date Submitted: 04/14/2021 06:10 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Araceli Amezquita, and I am a resident of District 9 in South Central Los Angeles. I support a STRONG tenant anti-harassment 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. Harassment is not always physical, it's also mental and emotional and it severely impacts tenants' mental health and wellbeing which is further aggravated through the current global COVID-19 pandemic. We need to put an end to ALL harassment, and create accountability to landlords inflicting harm and displacement.

Communication from Public

Name: Joshua Cantong

Date Submitted: 04/14/2021 11:40 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Joshua Cantong, I'm a graduate student at the University of Southern California and I study public policy. I voice my support for passing a tenant anti-harassment ordinance that legitimately takes a stand for tenants in LA City. We have a housing crisis, an eviction crisis, and inseparable from either is a landlord harassment crisis that spurs on displacement and inequality in low income communities of color. While many in the tenants' rights movement have known about this asinine issue for decades—and more importantly, poor tenants themselves have known about this issue on a personal level—there has been a disregard to provide support for tenants to receive redress during these heinous circumstances by our local government. In response to this, I formally stand with Councilmember Raman's proposed amendments, and I believe that we should pass them in an expedited fashion. I also thank her for standing with tenants and rejecting the unjust pressure embodied in action carried out by landlord interests' groups. I'd also like to speak against a few components of Councilmember Lee's proposed amendments, and explain how problematic they are. The components are such: I) the language that raises the burden of proof for landlord behavior that "actually cause(s) substantial emotional distress to the tenant", II) the language that requires tenants to fill out a written form of notice to their landlord of an instance(s) of harassment, and III) the language that gives landlords a free pass for harassing and displacing their tenants by allowing them to "remedy" this behavior. Some important questions are: Should a just law allow a landlord who removes a tenant's windows, doors, toilets; who shuts off their utilities, and changes their locks (essentially evicting them and forcing them into homelessness) to receive a pass for this behavior? To answer: NO, landlords should be held accountable for this irreparable behavior and they shouldn't be given a free pass for harassing/displacing their tenants. The next question: Will including this language give power to landlords—who we know have more power and legal representation to begin with—or will it give power to tenants? To answer: This language will INEQUITABLY EMPOWER LANDLORDS, at a direct cost to tenants and their health, wellbeing and housing security. And lastly: Will this language limit the pool of tenants who would otherwise have qualified to

receive redress for this social problem? To answer: YES, this language will raise the bar so high that tenants who need it will not be able to receive aid. If we fail to pass the ordinance that in reality legitimately aids tenants, then we water down the ordinance, disempower tenants, ensure the displacement of tenants, and shirk our responsibility to them. I'm currently a research assistant at the USC Sol Price Center for Social Innovation (thoughts are my own), and we've been engaging in a preliminary analysis of LAPD calls for landlord/tenants disputes. These disputes include utility shut offs, window and door removal, illegal changes of locks, removal of parking, and just generally verbal and emotional abuse of tenants on behalf of landlords. This is landlord harassment registered in a quantitative fashion. In our preliminary analysis we find that there are about 7,005 - 8,238 of these calls every year. Between 2011 and 2019, there have been 68,823 calls that demonstrate the prevalence of landlord harassment and/or informal eviction. Moreover, we know that most of these calls are concentrated in minority neighborhoods with high rent burden, and that this behavior impacts tenants in a manner that is stratified on racial/gendered lines. If we don't step in with a strong tenant anti-harassment ordinance, we all but guarantee the displacement and oppression of low income communities of color. Lastly, I'd like to note that I've worked in tenant clinics in LA City and have interacted with tenants and seen the mental anguish and impact that landlord harassment has on tenants. After I told a tenant once that there wasn't any form of legislation truly structured to prevent her landlord from verbally and emotionally abusing her, she said to me, crying: "So that's it? I can't do anything? So he can do whatever he wants to me and I can't do anything?" To this day I'm not sure whether her landlord illegally evicted her, and there was nothing that the law could do protect her. We shouldn't leave tenants in this position to feel the negative impacts of this ignored form of inequality: the health effects, and the effects of eviction and displacement. We should rush to pass a strong tenant anti-harassment ordinance with Councilmember Raman's amendments, so that tenants like the one I interacted with are not cast out and marginalized, without any structural aid. Do the right thing, yo. Joshua M. Cantong (he/him)