

Communication from Public

Name: edna monroy

Date Submitted: 03/24/2021 02:05 PM

Council File No: 14-0268-S13

Comments for Public Posting: I support a strong PERMANENT tenant anti-harassment 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. Do not weaken provisions in the draft ordinance. Also, I am very disappointed that the agenda item was moved to April 7th, we need to move faster than what we have done for the past 4 years. For every day that goes by, more and more tenants have to deal with unspeakable violence inflicted by greedy landlords. End ALL THE HARASSMENT NOW!

Communication from Public

Name: Amanda

Date Submitted: 03/24/2021 02:52 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Amanda. I am a resident of Mar Vista. 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. Do not weaken provisions in the draft ordinance. I know someone who has experienced repeated harassment from their landlord including unannounced visits, exorbitant rent increases, and threats of eviction both before and during the pandemic.

Communication from Public

Name: John Janavs

Date Submitted: 03/24/2021 02:53 PM

Council File No: 14-0268-S13

Comments for Public Posting: The wording of this ordinance is an open door to abuse by unscrupulous tenants. And, yes, there are many bad tenants. Language like "seriously alarms or annoys a tenant" or "threatening a tenant by word or gesture with physical harm" is completely open to individual interpretation. The reality of property management is that tenants are as abusive or more abusive than the majority of owners. You have an obligation to protect owners from tenants just as you have the obligation to protect tenants from a few bad owners. I have been threatened for asking for past due rent. I have been yelled at for asking someone to clean up a mess they made in a public walk way. I have had tenants that deliberately damage their unit and call HCIDLA. When will you task HCIDLA with fining bad tenants for their abusive behavior? Ultimately, what this legislation will do is limit management and tenant interactions and push more owners into immediate 3 day notices to comply, pay rent, etc. because they do not want to be accused of harassment because they asked someone two or three times about rent, or another non-compliance issue. The more you restrict owners in how they are able to manage their buildings, the less willing we are to take a chance on renting to the marginal people you think you are protecting. I'll keep a unit vacant till I find the perfect tenant, if the alternative is a bad tenant, accusing me of harassment that I can't get rid of. If you are instituting penalties against property owners for any form of harassment, there must be included a time period to cure any allegation, before any tenant is allowed to proceed with any action. There cannot be any statutory penalties or you will have professional harassment victims that will extort owners continuously. It's time for City Council to acknowledge that good housing policy includes protecting owners from bad tenants, just as tenants need protection from bad owners. John Janavs

Communication from Public

Name: John Parks

Date Submitted: 03/24/2021 03:02 PM

Council File No: 14-0268-S13

Comments for Public Posting: Good Afternoon Councilmembers, John Parks. Coalition for Economic Survival. CES and its members fully support adoption and implementation of item #4. City council must work to enact the Anti-tenant harassment ordinance. Landlords have used harassment and intimidation as a means of displacing tenants and this has only increased during the pandemic. Excessive entries, violation of health orders, and verbal threats of eviction are just a few of the many examples by which landlords look to make tenants unsafe in their own homes. However, there are no mechanisms for tenants' to stop these abusive behaviors. Thus tenants are left to suffer this harassment or vacate their unit due to the unbearable stress. These cannot be the only outcomes for a tenant suffering these forms of harassment. Both Long Beach and L.A. County has implemented robust anti-harassment measures and the City of Los Angeles should follow suit. We strongly urge city council to adopt Item #4 and to continue to work toward securing these protections to stop harassment and displacement of our core communities. Thank you.

Communication from Public

Name: Robert Peppey

Date Submitted: 03/24/2021 03:05 PM

Council File No: 14-0268-S13

Comments for Public Posting: Hi, My name is Robert Peppey and I am a Silver Lake homeowner in #CD13. I have one rental unit. An actual one of Nury Martinez and Mitch O'Farrell's fabled "Mom and Pop landlords." I support a strong tenant anti-harrasment ordinance. I would never do any one of the evil acts to our tenant listed in this ordinance. I can't imagine why a City Councilmember like Mitch O'Farrell, Nury Martinez, or Gil Cedillo would oppose this ordinance or try to weaken its provisions. Don't weaken the provisions in the Draft Ordinance. Sincerely, Robert Peppey
Parishioner at Dolores Mission

Communication from Public

Name: Scott Samford

Date Submitted: 03/24/2021 03:10 PM

Council File No: 14-0268-S13

Comments for Public Posting: My landlord came into my room while I was was I naked and sleeping. Into my closed door. No 24 hour noticed. Said he didn't have to ask for permission cause he was checking our carbon monoxide detectors. I let it pass. 3 months later no carbon monoxide filters yet. He also asked me to find proof of my bad roommate is selling drugs. I sent him pictures the whole 9 yards, and still nothing. I've fixed more things in the house then his people have and the proper and safe way. The bathroom drains got plugged and when they came and unplugged it they left raw sewage all over the backyard. It's unfair that tenets have to pull extra work to cover these landlords while they just rake in our money. Is their no honor anymore? Don't people take pride in there work anymore? If this was you how would you feel??

Communication from Public

Name: Kaitlyn Quackenbush

Date Submitted: 03/24/2021 03:14 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Kaitlyn. I am a resident of CD 13 and I work in CD 9 and 10. 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. At Strategic Actions for a Just Economy (SAJE), every day we work with community members in South and South East LA that experience the most egregious and heartbreaking harassment. This has only increased since the pandemic. Threats of eviction, shutting off water and power to families with children, and so much more. Do not weaken provisions in the draft ordinance. Pass the ordinance. It has taken far too long and this policy solution could not come sooner.

Communication from Public

Name: Diana Cruz

Date Submitted: 03/24/2021 03:19 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Diana Cruz. I am a resident of LA City and I work as a paralegal with Housing Equality & Advocacy Resource Team. 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. Too many of our clients face continuous if not daily harassment on behalf of their landlords or agents of the landlord. From taking away a parking space to unnecessary construction, verbal threats, excessive notices to cure or quit or enter units, and refusing to make repairs/accept rent, landlords are finding multiple ways to coerce tenants to self-evict during the state of emergency. Landlords have all of the incentive to remove existing tenants to raise rents to market rate (especially for rent-controlled buildings) and very little accountability when they engage in unscrupulous behavior to circumvent existing protections and harass tenants out of their homes. Do not weaken provisions in the draft ordinance. LA City tenants need protection from harassment and they need it now.

Communication from Public

Name: Daysi Miranda

Date Submitted: 03/24/2021 03:25 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Daysi Miranda. I am a resident of Los Angeles. 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. Do not weaken provisions in the draft ordinance. I have worked for +7years an an eviction defense paralegal. I have countless stories of tenants facing all sorts of harrassment. Lately, I have many clients whose landlord is refusing to accept rent even after their unlawful detainer has been closed.

Communication from Public

Name: Mayron Payes

Date Submitted: 03/24/2021 03:26 PM

Council File No: 14-0268-S13

Comments for Public Posting: Good Afternoon. I am writing in support for the enforcement of the anti-harassments of tenants laws in LA. I have found many friends who are stressing out because due to the economic situation can not make the rent. Our country is struggling and we ALL need to come together and help each other. I do not think that harassing ANYONE will give good results, on any matter. So, I am wrting in support and asking the LA city councilmembers to vote YES for the anti-harassments laws and for the enforcement of said laws. Bad Landlords are abusing this moment to make money. We need YOU to help ALL tenants at this critical time. Thank you.

Communication from Public

Name: Darya Farhoodi

Date Submitted: 03/24/2021 03:52 PM

Council File No: 14-0268-S13

Comments for Public Posting: I support the anti-harassment tenant ordinance that applies to all rental units in the City of Los Angeles-there is a **STRONG NEED** for more resources to protect tenants from harassment and other unfair expressions of inhumane power imbalance in the current system. Harassment is a tactic frequently used by landlords to silence and evict tenants. Do not weaken provisions in the draft ordinance.

Communication from Public

Name: Elia

Date Submitted: 03/24/2021 08:27 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Elia. 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. Do not weaken provisions in the draft ordinance. My sister-in-law has continuously experienced tenant harassment, she has been feeling unsafe in her own home for more than a year now, her tenant destroyed her garden and threatened her multiple times ruining her possessions and making strangers visit her house during Covid-19 times for a possible imminent sale of property (that would include her eviction). This is not acceptable. No one should feel threatened in their own home. No property value should justify the harassment of other human beings. Prohibit landlord's harassment and provide legal rights and support for all tenants. Pass the Tenant Anti-Harassment Ordinance.

Communication from Public

Name: D Barstow

Date Submitted: 03/24/2021 03:44 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Donna Barstow and I live in District 4. I share a \$1.5 million dollar house (rent a room) with the landlady (owner) who works in the studios. I say all this because people should know that being harassed happens all over. In 6 months, she has filed 4 no-fault eviction notices, warned that the police will drag me out, turned down the fridge so far my food is rotting, turns down the heat to 60 and gets mad if I turn it up to 66, blames me for all her bills, raised the rent to \$10,000 a month, screams at me that she hates me in front of people, stalks me on social media, even though I've blocked her 3 times, calls my professional groups (I'm in Housing & Tenants Rights Committee of Silver Lake Neighborhood Council) to complain about me, took away my parking and use of office, threatens to report me for misusing the LA low-income food service (I'm not!), takes photos of me walking to bathroom, threw my belongings on the floor, and lots more!!! I was evicted twice before, by Dave Goldstein of Art Deco Apts, and Steven Taylor, of Taylor Equities. Both of them did terrible things to us, to make people leave: throwing paint on cars, horrible construction, threats that my floor would fall in, utilities shut off, etc. Harassment has caused many more renters to leave than evictions. I hope you will support the anti-harassment motion today, plus these NECESSARY additions, because how many of us can afford an attorney to enforce it??? 1. Make harassment a misdemeanor 2. Cover lawyer fees by landlord if they lose 3. Keep unit the same rent no matter who lives there. Thank you for helping the over 2 million renters in LA, over half of who don't have rent control!!! And NONE of us have protection from harassment! I would be happy to sit down with anyone, at any time, to talk more about problems and solutions.

Communication from Public

Name: Ketty

Date Submitted: 03/24/2021 08:13 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Ketty. 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. Do not weaken provisions in the draft ordinance. My sister has continuously experienced tenant harassment, she has been feeling unsafe in her own home for more than a year now, her tenant destroyed her garden and threatened her multiple times ruining her possessions and making strangers visit her house during Covid-19 times for a possible imminent sale of property (that would include her eviction). This is not acceptable. No one should feel threatened in their own home. No property value should justify the harassment of other human beings.

Communication from Public

Name: Machiko Yasuda

Date Submitted: 03/24/2021 11:13 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Machiko Yasuda. I am a resident of Los Angeles. During this time of extreme inequality in income, healthcare access and housing, I urge the council to support the strong anti-harassment tenant ordinance for all those who live in rentals in the City of Los Angeles. Harassment is a tactic frequently used by landlords to silence and evict tenants. You are asking us to shelter in place - when not all of us have safe homes to do so in. The youth of the city need safe places to learn and many others are being asked to work from home. In this time when people are spending even more time at home, predatory landlords are harassing tenants through all sorts of means. Do your part in protecting tenants. Do not weaken provisions in the draft ordinance.

Communication from Public

Name: M. Gonzales

Date Submitted: 03/24/2021 11:43 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am a small housing provider and I have a tenant claiming COVID-19 issues and not paying rent. He is sub-letting his unit and collecting double the rent. My attorney filed a breach of agreement and his attorney stated this was HARASSMENT!!!! The other people in the building contacted me with concern that 6 police cars showed up at the building last weekend and entered his unit. An ambulance soon followed and someone was taken away from his unit. Do you really feel tenants need anymore ammunition to claim HARASSMENT as he further deteriorates the neighborhood and disrespects his neighbors?!?! I think not. He is unwilling to file for the rental assistance because he will not qualify. I am suppose to suffer under the lying tactics of this tenant?!?! Please STOP the NO EVICTION ordinance and do not further empower tenants taking advantage of the system you have created!!!! Sincerely, M. Gonzales A tax paying citizen and constituent

Communication from Public

Name: Frank Acevedo

Date Submitted: 03/24/2021 12:35 PM

Council File No: 14-0268-S13

Comments for Public Posting: A change to Section 45.33 Section 1 must occur. Specifically the reference to the "elimination of parking". The reason for this is because there are legitimate and legally allowable reasons that parking is "eliminated". On occasion we need to eliminate parking to comply with another tenant's Request for Reasonable Accommodation under the Federal Americans with Disabilities Act requesting a parking space closer to their dwelling. There is no reference to compliance with Federal law in the draft. Secondly, the City of Los Angeles has mandated soft-story retrofit. This municipally required retrofit for the safety of all sometimes require the "elimination of parking" spaces to meet safety requirements. There is no protection from potentially frivolous actions from unscrupulous attorneys seeking a quick legal settlement. These occur because a legal infrastructure has been created due to the high costs of defense of these suits by small businesses. In short, the City is created a new industry (similar to that of suits against small businesses that face threats of suits from Federal ADA accessibility attorneys in restaurants and properties) and further creating an atmosphere of conflict between Landlord and Tenant. Lastly and most importantly most Landlords charge enter into separate non-dwelling parking contracts with residents when parking becomes available. These parking contracts require a monthly payment. Under the current draft there is no mechanism to terminate these month to month contracts when the car owner stops paying for the parking and even worse gives the car owner a right to sue the property owner when the unpaid parking is eliminated. The City of Los Angeles does not provide free parking throughout the City (it charges at City lots and parking meters) and there should be no reason why a Landlord should provide free parking in their private property without just compensation. You may resolve this problem by simply eliminating the word "or contract" from Section 1 of the draft ordinance. The City of Los Angeles Rent Adjustment Commission already has a mechanism of value under its Reduction of Services values for the elimination of parking that justly credits the tenant for parking reductions. There is no need to require the Landlord to now provide free private property based parking spaces to tenants.

Communication from Public

Name: Heidi Kang

Date Submitted: 03/24/2021 12:37 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Heidi Kang and I am a resident of Los Angeles city. 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. Do not weaken provisions in the draft ordinance and I stand for the rights and wellbeing of renters.

Communication from Public

Name: Ashley Elias

Date Submitted: 03/24/2021 01:02 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Ashley Elias, I am resident of Los Angeles and a community organizer. I support the 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. Do not weaken provisions in the draft ordinance. Harassment from landlords has become a health issue for many tenants their mental health and physical health is at jeopardy due to all the harm inflicted onto them by landlords. Again, do not weaken provision in the draft ordinance and pass a strong anti-harassment tenant ordinance.

Communication from Public

Name: LIONEL M.

Date Submitted: 03/24/2021 01:08 PM

Council File No: 14-0268-S13

Comments for Public Posting: Dear Housing Committee, Hello, my name is LIONEL. I am a resident of the City of Los Angeles. I am empathetic toward tenants who are living on paycheck to paycheck; and many are on the brink of losing their homes because the high cost of Rent and Housing in the City/County of Los Angeles. The cost of living in the City of Los Angeles and in surrounding areas have made it impossible for many working-class and the working-poor to continue to live and work here. Many families and individuals have to live within close proximity because they cannot live on their own without support. There has been reports of corporate landlords who have 'harassed' tenants and made their lives miserable. This is not ethical. There are many good people who pay rent and those who cannot afford to pay rent now because of the economy and health pandemic. It is not their fault. This is more of a systemic issue rather than an individual issue. I can picture myself in their position, which is why, I urge to you pass the "Anti-harassment" Tenant ordinance that would apply to all rental units in the City of Los Angeles, including in the San Fernando Valley. Many of the tenants have stated that their corporate landlords have frequently 'harassed' them and made life difficult for them. These tactics by landlords are done to push their tenants out of the apartments. We can prevent more people from becoming homeless if we take measures to keep them in their apartments and or living quarters. Therefore, I urge you to strengthen tenant protections and to not weaken the 'draft' ordinance. Thank you for your time and consideration. Respectively, LIONEL M. California State University, Northridge