

## Communication from Public

**Name:** Joe Hara

**Date Submitted:** 06/02/2021 02:18 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** ARE WE BECOMING A SOCIETY OF AMBULANCE CHASERS LOOKING TO MAKE A UCK FROM INSURANCE COMPANIES??? IS IT THAT HARD FOR EVERY CONCIL MEMBER TO SEE THE AMOUNT OF ABUSE THAT WILL BE FOLLOWING SUCH REGULATIONS??? HAVE YOU NO IDEA HOW MUCH SUFFERING YOU ARE BRINGING TO ALL LANDLORDS?? DO YOU HAVE ANY IDEA ON THE NUMBER OF NON-PAYING TENANTS DUE TOE THE COVID SITUATIONS?? DO YOU, REALLY??? YOU ARE SIMPLY MAKING ALL OF US, BOTH THE "SMART" POLITICIANS AND THE LANDLORDS LOOK LIKE FOOLS, LITERALLY

## Communication from Public

**Name:** Patty Bonilla

**Date Submitted:** 06/02/2021 02:19 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** You guys are killing housing in Los Angeles with stunts like this. I am a tenant and I have terrible neighbors who constantly yell at the landlord for stupid things. this will only make matters worst for all of us. WE are becoming a nation of Sissys and are no longer respected. California especially the Westside is a nasty pile of homeless people who constantly harass us when we walk around I cannot believe you guys have not done anything to improve this. these type of "tenant advocates" and "homeless advocates" have destroyed our once beautiful city. I used to be proud to say I am from LA. Now its embarrassing. "You live there, why?" is what I get asked. I happen to agree. why is a great question to ponder.

## Communication from Public

**Name:** Roger

**Date Submitted:** 06/02/2021 02:19 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** There is already a growing concern about having a moratorium on rent increases and vacancies and those of us that are also having hardships as a landlord want to be able to sell and a lot of times the only option of this property Lisa Lee sold is if one of the units is vacant there are too many rights and let me tell you what people are not gonna have any incentives to invest in real estate and rental property anymore if this passes this must stop stop

## Communication from Public

**Name:** Melody Smith

**Date Submitted:** 06/02/2021 02:19 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Please do not approve this bill as it will undermine housing providers in the City of Los Angeles. The current laws and regulations (including landlord-tenant laws) have been, and continue to, protect tenants, some of whom have paid very little or no rent due to Covid-19. The housing providers are having a very difficult time staying afloat. Please VOTE NO on this proposal. Thank you. Melody Smith

## Communication from Public

**Name:** Hector Flores

**Date Submitted:** 06/02/2021 02:21 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** This is tipping justice scales to the tenants & will bring on many false claims against landlords. Will the city also allow landlords to file a harassment claim against a tenant? Landlords have already been accommodating and punished during this Covid moratorium. If city continues these one sided laws ... landlords will simply not invest in housing & shift toward retail , commercial or other investments .

## Communication from Public

**Name:** TRINA Y GANT

**Date Submitted:** 06/02/2021 02:24 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I believe this Proposed Tenant Anti-Harassment regulation is another way for tenants to squeeze money out of their landlords who they probably do not like anyway. This is giving tenants TOO MUCH POWER. Landlords should have the right to ask a tenant to not do something that may cause disruption or harm to other tenants in the building or surrounding neighbors and letting tenants who do this type of thing to be held accountable. A lot of landlords are mom and pop owners. Most of us are not multimillionaires and I think this ordinance will cause TENANTS to take advantage of LANDLORDS and cause many landlords to go bankrupt behind some scheming tenant trying to get some money for harassment when they know THEY ARE THE ONES WHO ARE IN THE WRONG.

## Communication from Public

**Name:** Ping Ha

**Date Submitted:** 06/02/2021 02:24 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Please DO NOT pass the ordinance. It will make landlords impossible to run their business!

## Communication from Public

**Name:** Tommy Han

**Date Submitted:** 06/02/2021 02:27 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I oppose this anti-harassment regulations. Thank you Tommy Han



## Communication from Public

**Name:** Rene D

**Date Submitted:** 06/02/2021 02:30 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** As a responsible housing provider, I urge you to insert equitable protections for all parties into the “Tenant Anti-Harassment ordinance.” This should mirror a state anti-harassment law that’s well understood in the courts Item # 3 must have protections for property owners. I condemn all forms of harassment and work to uphold the highest level of integrity. Responsible housing providers should not be left vulnerable to bad-faith intent or frivolous lawsuits. Rental operators should be notified of alleged violations and given an opportunity to rectify misunderstandings. The definition of harassment should be consistent with state law and as directed by the committee in May 2019. Please ensure everyone is protected in this ordinance and help prevent a cottage industry based on frivolous lawsuits. I oppose changes proposed by Councilmember Raman. It would create an unbalanced ordinance that eliminates reasonable protections and encourages bad faith practices. There is a reasonable path forward. Responsible housing providers must be protected. I help house Los Angeles and urge you to support housing providers like me.

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 02:34 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Please don't pass this, it is just another reckless tool for the bad tenants to take advantage of. The people that will suffer are the good tenants and good landlords who are all trying to make a safe and comfortable environment. This opens too many doors for fraud, and creates a hostile environment for those who are trying to do good. If this is passed it will force the landlords to be even more strict on their rental guidelines causing an even tougher rental market. There is absolutely no need for such an ordinance, we have just had a full year of tenants not paying their rent legally, there isn't much more the landlords can take. Majority of the landlords are good people who get along great with their tenants.

## Communication from Public

**Name:** Daniel Ross

**Date Submitted:** 06/02/2021 02:35 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Why don't you all just confiscate all multi-family buildings, take them by whatever socialist measures you can muster up, and bankrupt all the Landlords. Then the government can have all our buildings and become fully a communist country. Oh, you would have to take all the commercial property as well. Perfect.

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 02:37 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Any tenant Who gets harassed by a landlord should not be living in that place , good landlords help tenants when they need it ! Also this kind of legislation is brutal right now as landlords and property owners have lost so much with the eviction moratorium, we are already highly regulated we don't need more especially now when we can't get our rents . All that said we are always courteous with our tenants and help them even during this tough time .

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 02:37 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** this is unfair to the housing providers,, most of us are fair decent people providing housing to our tenants,, and in todays rental market tenants dont have to pay and we cant do anything about this ,, it has been very unfair for landlords ,, i several tenants that owe many months of back rent and one who hasnt paid since march 2020. this type of anti harasment claims are unfair and many unscrupulous tenants will try and use this just to get judgements against owners

## Communication from Public

**Name:** MINA LERMAN

**Date Submitted:** 06/02/2021 02:40 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** as a landlord, i demand that you not pass the resolution re tenants rights to delay eviction. it is unfair and prejudicial against landlords.

## Communication from Public

**Name:** Steven Travis

**Date Submitted:** 06/02/2021 02:42 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I think this tenant protection is a good idea. If there is harassment going on, there should be consequences. If there's no harassment proven, then there's no downside to the landlord. Let tenant have a voice!

## Communication from Public

**Name:** Christopher D Thomas

**Date Submitted:** 06/02/2021 02:44 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Proposed Tenant Anti-Harassment Regulation – City of Los Angeles The continued war against Landlords is creating enormous bow waves that are the opposite of the effect renters need. (I am a renter) 1. Rent control has been proven (the data is there) that it stymies development, locks in rich people into low rent units and prevents a healthy cycling of units among renters 2. The anti eviction rules entrench a few minor bad renters in places that then impact the majority 3. Anti harassment rules mean more pain and suffering for renters where landlords cannot get rid of bad actors The counsel members are not doing their jobs - They cater to the noisy few and not the majority. - They out for personal votes and not what is best for the community overall - They take the easy way out rather than plan for the long term We have balkanization in LA because of these kinds of actions. Its about time the members do what the majority want, not a rowdy few. Start putting the community and its health back in front. Start doing your job.



## Communication from Public

**Name:** shane falkenstein

**Date Submitted:** 06/02/2021 02:53 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Please oppose a new tenant anti harassment regulation. It's been almost impossible to survive as a rental property owner as it is lately. The last thing we need is a regulation to make managing our property even more difficult. Appreciate your consideration.

## Communication from Public

**Name:** Craig

**Date Submitted:** 06/02/2021 02:54 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I had a tenant that harassed everyone that lived in the house and made life a living hell for all. He would just say you cannot do anything because of Covid. There are many bad tenants out there that abuse the law to protect them from being removed. This tenant also stopped paying rent (Only \$650 a month) even though he had tons of money in the bank (He would brag about how much he made in the market and so on). He would brag that there was nothing I could do because of Covid. He just kept abusing others and made life hell for all. From talking to other landlords many tenants caused their own problem. There should also be a penalty on a tenant that files an invalid complaint. A big problem was that they advertised on TV how tenants could not be evicted. This caused many to just stop paying rent. Tenants should be required to file a form with the government that lists all of their income, investments, and so on. It would be criminal to file a false report. The tenant that did not pay me was buying expensive items all the time, always eating expensive food, and drinking the best alcohol. He would rub it all in my face and just say "Covid, Covid, Covid nothing you can do about it. Most people that rent from me live here for many years. I treat them fairly and give them respect, however, I was still taken advantage of. My problem tenant wanted me to pay him close to \$40,000 if I wanted him to move. He could not come up with one thing I was doing wrong. He just saw an opportunity to be paid to stop harassing everyone.

## Communication from Public

**Name:** Fabian

**Date Submitted:** 06/02/2021 02:56 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Please protect landlords as well. The percentage of tenants being abused by landlords is little and near zero. As i am all for rights to all which includes both tenants and landlords. Please don't overlook both sides as we are all hurting in theses challenging times. Ty

## Communication from Public

**Name:** Katherine Hayles

**Date Submitted:** 06/02/2021 02:57 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I am a "mom and pop" landlord who depends on my few rental units for over half my income. Two tenants did not pay rent for months because of the pandemic protections. Just as things are getting back to normal, now you want to pass an ordinance to (once again) make it more difficult to evict a tenant for cause. I have a tenant who smokes in a nonsmoking unit, keeps the place filthy, and constantly harasses the other tenants. Under this ordinance, all they would have to do is claim harassment and they could not be evicted. Tenants have had it all their way now for fourteen months, and I have lost thousands of dollars which, in all likelihood, I will never be able to recover. It is time to restore some balance to the system and recognize that landlords have rights, too.

## Communication from Public

**Name:** Patricia Harris

**Date Submitted:** 06/02/2021 09:32 AM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** It seems that rental property owners have become a target for more and more oppressive laws. This one takes the cake. I invite you to sit with us for a day and listen in on the hundreds of calls a day we receive from landlords who are having a variety of difficulties with their tenants. In every case, it is not the landlord who is harassing tenants - it is quite the opposite. This would open your eyes to the "other side" and you just may consider adding a "Landlord Anti-Harassment Regulation". It goes both ways, however; you seem to be the owners of a very rare, one-sided coin.

## Communication from Public

**Name:** kelli estes

**Date Submitted:** 06/02/2021 03:02 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Dear LA City Council Members, Please STOP harassing Landlords, 41% who are small "mom and pop" types who you say to care about. Do you want housing to remain available in LAC or prefer all sell out and/or get out of the business because of the constant attacks and punishing ordinances. Bad polices and the complexity of such policies and fear of tenant groups are the reason LAC has been a failure at housing. Not landlords. Have a good day!

## Communication from Public

**Name:** G. Juan Johnson  
**Date Submitted:** 06/02/2021 03:06 PM  
**Council File No:** 14-0268-S13

**Comments for Public Posting:** Dear Committee Members and Mayor and Council: 99% of the current stock of upcoming new housing is market rate and luxury housing. The city needs mandatory 80% new housing for moderate and affordable income tenants. I am a resident of Los Angeles. Combatting harassment by landlords goes hand in hand with making sure there is first enough housing, and as your efforts point out, making sure that landlords are not engaged in illegal retaliation against tenants who complain about code violations. The city officials must also take efforts to hold the \$200,000 per year code violation inspectors more accountable for diligent enforcement of the state Building and Safety Code and the state Health and Safety Code. Tenants have died in some of these substandard housing buildings. The city cannot afford to employ housing inspectors that are racially biased or retaliatory against Black tenants (or any tenants) who engage in constitutionally protected activity. Further, I support the intent of the ordinance but there are numerous local and state ordinances that already address housing harassment and retaliation. I feel like this will be one more hurdle that will be used to confuse tenants. If the city wants to stop harassment, let the city government sue the landlords on behalf of the tenants, which I believe the city already has the authority to do under the REAP PROGRAM in that the city government can make the repairs and bill the owner plus 50%. It also makes no sense to pass an ordinance that the city government is ill equipped to enforce or often does not enforce in order to favor landlords. I would like to see code enforcement inspectors Marcel Nicolas and Luis Tolentino terminated from employment for refusing to investigate code violations submitted by Black tenants. My main concern is substandard multi-family apartments that often lack proper screens, have cracks or holes in interior walls, or have non-working intercom systems. Hundreds of apartments and condos have intercom systems, a health and safety housing service. Code inspectors have jurisdiction over "any nuisance", "general dilapidation or improper maintenance" and "any building or portion thereof" (H & S code section 17920.3). I have read the housing committee report that was filed 6/2/2021 and I comment: Item 1.B. The disconnect occurs when the tenant reports the need for maintenance, code inspectors refuse to address it, and the landlord says the repairs are not needed.

Local law as well as the health and safety code uses the phrase "including but not limited to" which I think should be included here in the suggested ordinance. Section 1.H. should specify examples of what is "written notice" and that the city should be copied. Section 1.I. is duplicative of LAMC 41.33 which reads: "Peaceful Enjoyment". LANDLORDS – DISTURBING TENANTS. "No person, except a duly authorized officer pursuant to the authority of legal process, shall interfere with the peaceful enjoyment, use, possession or occupancy of any premises by the lawful lessee or tenant of such premises either by threat, fraud, intimidation, coercion, duress, or by the maintenance or toleration of a public nuisance, or by cutting off heat, light, water, fuel or free communication by anyone by mail, telephone or otherwise, or by restricting trade or tradesmen from or to any such tenant." Your committee proposes the punishment as a "misdemeanor". Really and who will that stop? The penalty should be \$10,000, sliding scale. And make it a felony. As appears on the Mark Ridley-Thomas social media FB: "Still cannot get fair housing at this location and inspectors Luis Tolentino (Asian) and Marcel Nicolas (Black) retaliated against me when I made code violation complaints and refused the inspection saying I as a Black was being "argumentative". So is it true in your administration Blacks should be muffled who make code violation complaints? Do you have any code violation inspectors who are not racist? Have you ever read the Unruh Act CC 51?" In 2016 I sued the state, county, and city governments alleging systematic pattern and practice housing discrimination. A federal Judge is now agreeing with me in the court's fight to provide adequate city affordable housing for the homeless. Please see the web blog "Killing Hi Point" or at website "LA Rent Control (RAC) and Permits (LADBS)". So much harassment of tenants by landlords (and lack of enforcement) is a good reason why people should think twice about relocating here. Sincerely, G. Juan Johnson, former candidate for Mayor of Long Beach, California.



## Communication from Public

**Name:** Enrique Oliver

**Date Submitted:** 06/02/2021 03:17 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Council members: Help us keep the neighborhood decent. If our ability to "Properly Evict is curtailed" you are rewarding the irresponsible tenant and the decent tenant pays the price. The last thing landlords want is to start an eviction. We already have plenty of regulations protecting tenants and we cannot take even more pressure. Please protect the decent tenants by allowing us to evict irresponsible tenants!!!!

## Communication from Public

**Name:** MAURO A GARCIA

**Date Submitted:** 06/02/2021 03:23 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I have a tenant that I served with notice to enter the rental unit for inspection several times ,for maintenance purposes. I have been refused access. What can I do? Awaiting your attentive answer  
Mauro Garcia

## Communication from Public

**Name:** Richard Rede

**Date Submitted:** 06/02/2021 03:28 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Hello, As a small property owner and a Realtor, I wanted to share my experience with you. I understand the housing shortage is negatively affecting tenants. They are definitely facing hard times. To add insult to injury, there are many unscrupulous landlords who bend or break the law, as well as lacking simple human decency in their treatment of tenants. That is absolutely wrong, and must be dealt with. However, I do see the ability for unscrupulous tenants to utilize this to their advantage. Not all landlords are wealthy, and can afford for tenants to prolong an eviction. I had a tenant utilize every unscrupulous advantage she could to delay an eviction for cause. It took many months, vast sums of money, and more patience than I thought I could have to see it to the end. I wouldn't wish that experience on my worst enemy, and I can see these loopholes being used by tenants. Please reconsider.

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 03:28 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** There are already safeguards in place to protect tenants from harassment and discrimination. Adding an anti- harassment law will only serve to drag out lawsuits even longer, costing all parties additional legal and court fees, and clogging up the already backlogged court system to the point of disbelief. thank you,

## **Communication from Public**

**Name:** Gene Liu  
**Date Submitted:** 06/02/2021 03:35 PM  
**Council File No:** 14-0268-S13  
**Comments for Public Posting:** No! No! No!

## Communication from Public

**Name:** Candice Gurfinkel

**Date Submitted:** 06/02/2021 03:35 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Please vote NO on Tenant Anti-Harassment Regulation. This will further delay warranted evictions that are already backlogged.

## Communication from Public

**Name:** Paola CK

**Date Submitted:** 06/02/2021 03:36 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I vote NO to the Proposed Tenant Anti-Harassment Regulation in the City of Los Angeles. It will only become easier for people to abuse the system!

## **Communication from Public**

**Name:** JING HUI LIU  
**Date Submitted:** 06/02/2021 03:36 PM  
**Council File No:** 14-0268-S13  
**Comments for Public Posting:** Never! Never! Never!



## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 03:46 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** re: TENANT ANTI-HARASSMENT ORDINANCE I wholeheartedly believe that this ordinance is totally unfair to landlords, and will do nothing but create a greater wedge between landlords and tenants in this city. If passed by the Los Angeles City Council, the ordinance would enable tenants to delay all future evictions by filing an anti-harassment claim. This ordinance will empower tenants to take advantage of the system by not paying their monthly rent, while utilizing their filing of false claims as the excuse, and causing further delay of the legal eviction process. Collection of past due rent is a major problem in Los Angeles and is a cause for undue hardship to landlords, especially the "Mom & Pop" owners of small rental properties. Please vote against this ordinance. Thank you in advance for your consideration and a NO vote!

## Communication from Public

**Name:** CP

**Date Submitted:** 06/02/2021 03:50 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** This is a terrible policy. Many tenants will abuse this law to avoid paying rent and making trouble to the other tenants to avoid be evicted. this will cause housing shortage.

## Communication from Public

**Name:** Lon

**Date Submitted:** 06/02/2021 03:54 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** This bill will create a divide between tenants and landlords. Our current laws provide protections and adequately guard against bad landlords and bad tenants. A them vrs us law only festers bad relationships

## Communication from Public

**Name:** shida

**Date Submitted:** 06/02/2021 03:57 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Hello, I am a landlord, with tight income, just to pay my mortgage. I am totally against Proposed Tenant Anti-Harassment Regulation this is going to be a disaster. Tenants will take disadvantage of the situation. my tenant has been working during the pandemic and hasn't paid rent, just because of the law. Now, if this gets approved, she won't pay and I won't be able to pay my mortgage/insurance/Property tax and etc. Please Do Not approve it. Thank you.

## Communication from Public

**Name:** Sarah

**Date Submitted:** 06/02/2021 03:59 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Do not pass the "Tenant Anti-Harassment Ordinance." This Ordinance is a license for tenants to harass landlords. Landlords are trying to pay all the bills (water, trash, insurance, city rent inspection and rent control fees, property taxes, business taxes, and on and on and on) and repair and maintain the property. Tenants who claim landlords are harassing them are generally the individuals who are harassing landlords and other tenants. The laws in Los Angeles already disproportionately favor tenants over landlords. Do not create an additional problem where none exists.

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 04:02 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I am a single woman who owns a rental property. I **DEPEND** on that income. I have worked for years to get to a place that I have a retirement income. This is **UNACCEPTABLE**. Do you ask other business owners to give away their products for free??? Why do tenants have to pay for gas, groceries, electricity, etc.. but they don't have to pay their rent? Why are we landlords being scapegoated? Just because you can? We have had it. Enough is enough. Go after someone else for a change but don't put me in the poor house. How am I supposed to survive if I have **NO INCOME**???? The majority of us are **NOT** a corporation. If you want to go after them, have at it, but leave me alone please. How would you like to work with no check coming in? I still have to pay trash, water, gardener, property taxes, mortgage. Where is that money coming from?

## Communication from Public

**Name:** M. Elliopoulos

**Date Submitted:** 06/02/2021 04:23 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** As both a renter and property manager in Los Angeles, I have personally experienced various levels of landlord care. I wholeheartedly believe that every tenant should live in a safe and peaceful environment without unlawful harassment from anyone. Unfortunately, Ordinance No. 14-0268-S13, does not truly provide a new added layer of protection nor opportunity for just legal protections. Policies already exist to provide tenants and citizens with legal avenues to address unlawful landlord actions or lack there of. While the name of this ordinance sounds good, the action is seems more of an attempt to put a bandage on a symptom rather than address the City's real estate policies that allow unscrupulous landlords and slick business people to use bait and switch with current property owners, and, thus, impact tenants. Even with the proposed amendments as of 6/2/21, there is too much gray area that is left for subjective interpretation which will lead to lack of consistency in judgments, allow for the misuse by tenants who play the court system in an effort to delay justified eviction, and will continue to chase away landlords who care for and take care of their tenants. The 'greedy' and harmful landlords will not be held accountable with this type of measure. Instead it is the small property owners who will unduly suffer, the ones who lost their own homes during COVID, the ones who do not have deep pockets to defend themselves from the those tenants who abuse our legal system. The ordinance is continuing to create an environment in which property owners will sell to the exact people who abuse good tenants. Do consider the timeline of implementation and execution. Our tenant law courts have a year-long back-up due to the pandemic. Implementing an incomplete ordinance at this time simply increases the amount of court cases (legitimate or otherwise) rather than improving a situation for a tenant. This ordinance is not ready - not in clarity, nor in fair coverage. Please speak with apartment owner associations to better understand the vast implications of one-sided policies and for collaboration in finding a balanced and enforceable standard.

## Communication from Public

**Name:** David A.

**Date Submitted:** 06/02/2021 04:31 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** This is discriminating ordinance to benefit tenants that know the way to live for free or benefit off the landlord. We have rights also, have been impacted as severely as the tenants by Covid-19, and still have the obligation to pay our mortgages. Do not create a welfare system for tenants at the expense of the landlords. Enough socialism, make everyone responsible for themselves. If you so interest in helping these people, take a pay cut off your salaries, the Board of Supervisors, the Mayor and governor.



## Communication from Public

**Name:** Allan Mann

**Date Submitted:** 06/02/2021 04:32 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I am strongly against this... Harrassment already has it's own legal recourse... Adding this threat to the owners of properties is unjust and unfair...

## Communication from Public

**Name:** Valette Graves

**Date Submitted:** 06/02/2021 04:34 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I am a property owner of a small duplex. I have not received rent since the pandemic began. But have been required to pay the mortgage. Now that all of this is coming to a close, we have tenants that have additional individuals living in their unit. We have dogs in a no pet unit. Despite the allergies. There is an excessive amount of noise from the upper unit. Property owners have been held hostage and a tenant feels "harassed" by asking them to turn the radio down. This has allowed the tenant to own the building that I am just paying on. I am paying a tenant to live in the property. What recourse are you leaving us with?

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 04:36 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** When a tenant complains to me about problems with a neighbor, noise or something else, I explain to them that my only tool is eviction and they'll have to testify in court. Are they willing to do this.? No. So then I'll look him straight in the eye and I tell him OK you take care of it your way. End of story.

## **Communication from Public**

**Name:** David Ren

**Date Submitted:** 06/02/2021 05:31 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** This is very bad, and would not to allowed to pass .....

## Communication from Public

**Name:** Lupe Grajeda

**Date Submitted:** 06/02/2021 05:48 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** This has been an extremely hard time for landlords as well as tenants. Do not pass a tenant anti harassment ordinance. This would be insulting to the many landlords who are trying to work with tenants even when the proper rent is not coming in. There are so many landlords who are trying not to create bad relationships with our tenants. Morale is very low with landlords because the City Council has sided with tenants since March 2020. You need to remember that all landlords VOTE. Tenants do not.

## Communication from Public

**Name:** James yarber

**Date Submitted:** 06/02/2021 05:54 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Tenants wonder why rents are so high. All these expenses have to be passed on. No controls on expenses such as trash, water, insurance, taxes, fees, mandates etc. Who gets the blame, property owners. Ever wonder why the housing shortage?. Must be all about the vote and using people.

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 06:12 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Dear members, Why is it that we as property owners feel that you ONLY work one way? Aren't we equally as important to our city, state and country? We work hard, My wife and I both work I even have my kids help us too. We create jobs, we provide safe housing. Why do we always feel left out from your support? Why aren't you fair and leveled with both sides? Bypassing one side's laws you can only imagine what it could cause in between tenants and landlords. Why aren't landlords protected as well??? Why? There are no "crazy" tenants??!!! Why can't a tenant be harassing a property owner? In America we have democracy. In Democracy, we have equality for all. You all should ask yourself a question, Do I work for just one group of the society or do I act equal, judge each side equally? It's crazy, that the city council think of all property owner as "evil", "rich" and "greedy" I am so sad that I have to even write such a letter to my city council.

## Communication from Public

**Name:** I.Z. Warsaw

**Date Submitted:** 06/02/2021 06:15 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I believe the proposed Anti-Tenant Harassment Law should be rejected because it creates a substantial danger of being used erroneously and abusively by the use of false or deceptive testimony. There are better and safer ways of furthering tenant protections that can effectively protect the rights of all parties, and the City Council should have widely advertised public hearings to achieve this end.



## Communication from Public

**Name:** CHN

**Date Submitted:** 06/02/2021 04:50 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I am against the ordinance for tenants to file anti harassment against landlord. This will tie up relationships in the court. There are other avenues to address rent issues. As a small mom and pop owner of a six plex— this could be devastating. We enjoy good relationship with tenants—most get full deposit back; issues handled briskly like stopped up drain. On occasion we have had a tenant who lacks respect (barbecue in living room; bringing in friends for long term residence; dogs pooping in apartment carpet/no cleanup ...won't return calls). A tenant could take advantage of honest owners. Please do not pass this ordinance  
Thank you kindly for your consideration

## Communication from Public

**Name:** Stephen P Fleschler

**Date Submitted:** 06/02/2021 04:52 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** TENANT ANTI-HARASSMENT ORDINANCE - I am EXTREMELY opposed the ordinance as written. It includes criminal charges. Knowing over the past 40 years of owning/managing up to 72 houses and duplex units in the City of Los Angeles and San Fernando the tendency for judges to take a very anti-landlord position or give the benefit of the doubt to tenants (luckily I have good tenants with only 1 eviction since 2008 and the judge gave the tenant two extra months for free to move). If a tenant decided to not pay the rent, this will make it very easy to sue and recover damages against a landlord by lying to the judge. It happens so often that this ordinance will force me to sell my single family homes (take them off the rental market) and sell to home owners instead. My tenants receive 24/7 care with an emphasis on home safety (power, water, roofing) so that they are not indisposed. For the few rotten apple landlords (or management companies like LBPM), don't make this into another law. A tenant can always sue in small claims court (I lost one case by a fraudulent pending tenant who won a default case by claiming I was served but was not served. The judge believed her and upon appeal, the next judge wouldn't rule against the former judge who was his boss). How much does the city council HATE landlords? Passing this ordinance will mark an end to profitability for landlords with attorneys and bad/non-paying tenants making out like bandits.

## Communication from Public

**Name:** Cherry Huie

**Date Submitted:** 06/02/2021 05:14 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Hi, This is sent in regards to the new Tenant Anti-Harassment Regulation proposed by the Los Angeles Housing Committee. I jointly own 3 single family homes with my long time friend and roommate that we rented out. We are both retired and are counting on the income from the rentals to subsidize our monthly income. We just lived through a year where we were in constant fear of not receiving any rent from any of our tenants due to the eviction moratoriums. For the LA Housing committee to propose new regulations that restrict the ability to evict bad tenants will amount to being dictatorial and very unfair to all landlords. For the record, we have always been fair to our tenants and have never increased our rent substantially, even when the market rent was much higher. We prefer to keep good tenants at a rent that they feel comfortable with. The proposed regulation with a penalty of \$10,000-15,000 will encourage every bad tenant in the city to cry foul when presented with a notice to leave. This will discourage all tenants from being honest and law abiding, and instead encourage them to be dishonest. Apparently, the bad tenants get rewarded, so why should anyone follow rules anymore? I hope justice and equality will prevail and appeal to your sense of fairness to not pass this bill. I thank you in advance.

## Communication from Public

**Name:** Igal Abergel

**Date Submitted:** 06/02/2021 07:04 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** It is unacceptable that the city is trying to regulate the housing industry, when landlord are the one that helping with housing for all people. This industry is abused by the city and the state as one.

## Communication from Public

**Name:** MICHELLE

**Date Submitted:** 06/02/2021 08:04 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** THIS COMMENT IS REGARDING THE TENANT ANTI-HARASSMENT ORDINANCE. THE LA CITY COUNCIL SHOULD NOT PASS THIS ORDINANCE. THE TENANT IS NOT THE ONE BEING HARASSED. IT IS THE LANDLORD. WHEN TENANTS CANNOT PAY THEIR RENT THEY WILL SAY ANYTHING (LIE) TO KEEP FROM BEING EVICTED. I EVICTED A FAMILY OF FOUR FOR NONE PAYMENT OF RENT FOR SIX MONTHS. THEY HARASSED ME. THE TENANTS CALLED THE HEALTH DEPARTMENT AND STATED MY HOUSED HAD MOLD. THE HEALTH INSPECTOR CAME AND INSPECTED THE HOUSE. HE (INSPECTOR) STATED IT HAD NO MOLD. THEN THE TENANTS GOT MAD AND STARTED TO ARGUE/CURSE THE HEALTH INSPECT AND ME. THE TENANT CALLED AND EMAILED MY JOB. THE TENANT TOLD THE PERSONNEL MANAGER THAT I WAS EMBEZZLING COMPANY FUNDS. THEN I HAD TO MEET WITH MANAGEMENT TO EXPLAIN THE PERSON MAKING BASELESS ACCUSATIONS WAS A TENANT I WAS EVICTING AND I AM NOT A THIEF. THEN THE TENANTS FILED A RESTRAINING ORDER CLAIMING I WANTED TO KIPNAP THEIR CHILDREN. I HAD TO HIRE AN ATTORNEY TO DEFEND MYSELF IN CIVIL COURT. THANK GOD IT WAS DISMISSED WITH PREJUDICE. DURING ALL OF TTHE ABOVE EVENTS THE TENANTS CALLED MY ANSWERING MACHINE LEAVING HARASSING/THREATENING MESSAGES DAILY. ALL OF THE ABOVE SITUATIONS HAPPENED AFTER I SERVED THE TENANTS A 3 DAY NOTICE TO PAY OR QUIT. I FINALLY GOT A COURT DATE AND THE TENANTS TOLD ALL OF THE ABOVE LIES TO THE JUDGE. I PROVED TO THE JUDGE THAT THEY WERE LIES, YET HE TOOK NO SANCTIONS AGAINST THEM. I WON MY JUDGEMENT. THEN THE TENANT FILED BANKRUPTCY SO THEY WOULD NOT HAVE TO PAY ME. I HAD SO MUCH STRESS ANY ANXIETY DEALING WITH THESE TENANTS. WHAT PROTECTION DO MOM AND POP SHOPS LIKE MINE HAVE. I AM NOIT RICH, I GO TO WORK EVERYDAY TO AFFORD MY RENTAL PROPERTY. THIS EXPERIENCE IS

NOT UNIQUE. THIS HAPPENS TO LANDLORDS ALL THE TIME. LANDLORDS DO NOT HAVE SIGNIFICANT POWER OVER TENANTS. THE TENANTS DRAGGED ME THROUGH THE MUD AND THERE WAS NOTHING I COULD DO ABOUT IT. WHO IS GOING TO HELP ME? IF THE CITY OF LA PASSES THIS ORDINANCE IT WILL PUT ME OUT OF BUSINESS.

## Communication from Public

**Name:** Dave

**Date Submitted:** 06/02/2021 08:41 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Not all tenants are bad, but when they are, they are down right sociopaths there is absolutely no protections for landlords. I recently had horrible tenants. This man moved in his whole extended family into my home. It was about 10 people in total. They severely out numbered me and took advantage right way. He threaten me constantly, saying he was going to take me to court so he could avoid paying rent and to extort money out of me all the time. I was so stressed I would avoid heading home as much as I could. Even though the police was called multiple times they couldn't do much about it since it was a civil matter. One day I went over to open my garage and he took a serious offense to that. He ran up to my mom yelling at her and eventually threw vomit on me. All while saying I was not allowed to open my garage because his baby was sick and no noise should be made. Things got worse when I filed a restraining order. He and his sister then assaulted my younger brother. The ambulance had to be called because he couldn't breathe due to an anxiety attack yet they wouldn't leave her alone. We got lucky and after not paying us for months, they left saying they felt harassed. I lost a total of 18 thousand dollars due to missed rent and repairs that had to be made. I had to take out a small loan that I am still paying off. I'm a small time landlord and only have one rental property with two units. My parents don't work since they are in an advanced age. I make a bit above minimum wage. Together I'm able to scrap by while paying the mortgage. My whole family now has to go to therapy due to all the horrible things they did. We constantly get death threats from them as well. Honestly, I see now why no one wants to have rental properties in California. Its unfair to protect one party while ignoring the other. If anything I would like to be given money for all the harassment I endured. I would highly consider rejecting this bill. For a small time landlord this is a death sentence. It would be an entirely different thing if it was applied to banks or corporations that are actively pushing small landlords and renters out of neighborhoods. I understand tenants need rights but landlords need protections as well. Should this bill pass you will see a shift in housing. No one besides the banks wants to invest in neighborhoods within Los Angeles anymore. I see more and more homes being demolished to avoid RSO laws within my neighborhood. There is no benefit to being a landlords

anymore we are truly made to be villains and are treated unfairly. There will be no affordable housing in the near future should more laws protecting tenants arise. I don't often involve myself in these things but this one hit close to home. I hope my experience and my pain could shed insight on why this bill should not pass.



## Communication from Public

**Name:** Diane Makhoulf

**Date Submitted:** 06/02/2021 08:56 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Enough with the anti-landlord sentiment and all the power to the tenants who are getting free rides and riding roughshod over landlords. No one will want to build or improve for rent; people are fleeing this state and city because of its stances and this state will become devoid of middle class families. Only the very wealthy and those living off the very wealthy. Enough. It's disgusting and disturbing!!!

## **Communication from Public**

**Name:** Kathy  
**Date Submitted:** 06/02/2021 04:10 PM  
**Council File No:** 14-0268-S13  
**Comments for Public Posting:** I oppose the proposal

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 04:14 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Please support mom and pop landlords and stop trying to destroy us financially and otherwise by creating hostile- toward -landlord regulations such as this. We landlords are responsible citizens who are the solutions to Los Angeles housing for many moderate income tenants even though Los Angeles politicians are increasingly making us feel like we are villains and enemies. We have already been greatly been hurt by Los Angeles regulations which have helped to facilitate elder financial abuse against elderly landlords like ourselves and with LA politicians forcing us to provide free forced labor without compensation. We (Mom and Pop Landlords) are Los Angeles Geese who provide the Golden Eggs (Affordable Housing) which Los Angeles politicians seem bent on trying to destroy. We still have received 0 compensation from Los Angeles City Programs for rental assistance Meantime our costs to maintain our property have skyrocketed. Know that future investors are carefully watching how Los Angeles landlords are being treated by politicians. Whether or not they decide to invest in Los Angeles in the future will be determined by how they see current landlords being treated. Thank you.

## Communication from Public

**Name:** RJR

**Date Submitted:** 06/02/2021 10:29 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Proposed Tenant Anti-Harassment Regulation – City of Los Angeles I respectfully request you consider voting no on this ordinance which has been approved by the Housing Committee. This is just another obstacle for good landlords to evict tenants that are in violation of their rental terms. It also creates issues for neighboring tenants if the tenant being evicted is disturbing other tenants with their actions. We try hard to provide clean safe housing to tenants and make a small profit. We provide housing and these buildings are investments not charities. Landlords are already hamstrung by all the rules and regulations to remove bad tenants that violate rental terms. The passing of this ordinance will further exacerbate that. If this ordinance is passed by the Los Angeles City Council, it would enable tenants to delay all future evictions by filing an anti-harassment claim. If the tenant gets a judge who believes him, the tenant can collect \$10,000 to \$15,000 from landlords and probably them from being evicted. The tenants already have more rights than owners, even if they are destroying our property. This Anti-Harassment Regulation should not be passed.

## **Communication from Public**

**Name:**

**Date Submitted:** 06/02/2021 10:57 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Do not attack and destroy landlords. They are housing providers!

## Communication from Public

**Name:** Harry

**Date Submitted:** 06/02/2021 11:19 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Hello dear city clerk cancel-mans. I am reading your new ordinance 5.3 and section 45.30 it's supposedly some landlords fictitiously orchestrating and manipulating, so cold rental system and constructively affecting long-term tenants maybe you should be looking to investors who keep on buying properties and put restriction on them because they are buying it every year they are spread too thin they are gambling on a price hike and therefore they are pushing their tenets. I For one The tenant who lives with me over 16 years we both had our fair share of minor issues but because he is a great person so am I we get along really good and I never try to take advantage of my tenants. You cannot punish me with a group of slumlord who is trying get rich scam. And so many tenants are trying to take advantage of this anti-harassment ordinance. I guess what you guys are telling me if I have a tenant who is looting the parking, double parking, making noise after hours, he is causing nuisance and I cannot File for eviction. I'm sorry to say but you guys must be out of your mind. Or out of curiosity you're trying to waste taxpayer dollars. Please consider this is a two-way street not everyone should be judged by the book cover. I believe your position is allowing you to be on a tenant side so You guys can secure another vote .Please consider all the facts you cannot force everyone to agree with nuisance. Thank you

## Communication from Public

**Name:** Linda Bongiovanni

**Date Submitted:** 06/02/2021 11:23 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** I strongly disagree with this ordinance. Landlord's are being taken advantage of. The city has not taken necessary steps to screen tenants for hardship but has just dumped the financial burden on the landlord. I had a tenant not pay his rent for 6 months claiming he was effected by covid. This tenant purchased a home putting a down payment of \$120,000. while the city of Los Angeles protected him from being evicted and paying rent. I still to date have not collected my 6 months rent. Why is there no protection for landlords? We pay our taxes, the tenant doesn't, we pay all Los Angeles city registration fees, the tenant doesn't. What kind of protection are you offering landlord's? You're just creating more way's for scammers to come forward and take advantage of landlords.

## Communication from Public

**Name:**

**Date Submitted:** 06/02/2021 11:29 PM

**Council File No:** 14-0268-S13

**Comments for Public Posting:** Dear city council members, as many of you know, laws are already written to protect tenants in conjunction with free attorney advice and representation. Tenants are made aware of all their rights through pro Bono attorneys, advocates, city housing website and legally through communications from owners. The proposed anti harassment ordinance is actually a harassment ordinance towards owners who have worked hard and saved for many years to provide safe and clean housing. This ordinance will only be used as a weapon which will be unleashed with multitude of frivolous law suits that will congest an already congested court system, cost tax payers and increase the cost of building management which will place more upward pressure for rent increases. The current legal system does not hinder a tenant from filing a harassment lawsuit and already provides multiple layers of protection. As a concerned citizen who has moved to this country, worked hard to earn my degree in our local university, and poured hard work and sweat to acquire an apartment for retirement, I ask you to not pass this ordinance because this does not serve as a shield for tenants but rather as a weapon.