

Communication from Public

Name: Ky Trang Ho

Date Submitted: 10/18/2021 01:38 PM

Council File No: 20-0291

Comments for Public Posting: The eviction moratorium must end as soon as possible to save the affordable housing market for future generations. Los Angeles was already suffering from a massive housing shortage for low- and moderate-income families before the pandemic. It could only get worse because you have destroyed all incentives for anyone to become a landlord in Los Angeles by taking away our civil rights and forcing us into slave labor. Instead, you should be encouraging and supporting as many people as possible to become landlords to have any hope for solving the city's housing crisis. My five tenants in a South Los Angeles co-living home on 85th Street, have stopped paying rent because there is no consequence for failing to do so. Their biggest expense has been and will continue to be free for the foreseeable future. I closed down another co-living home I operated because of the eviction moratorium and tenants abusing me. I lie awake at night wondering how to close this one to get myself out of this nightmare. Tashawn bought a car instead of paying rent in January 2021. She's been in arrears ever since. Robert, who stopped paying rent in April 2021, claims to work 70-hour weeks. He's been approved for \$4,750 in rent relief but I haven't received anything. Tashawn and Robert have high-demand, full-time jobs as armed security officers yet they expect the state rental assistance program to pay their rent. Ronnie complained that porch pirates stole \$400 boots he ordered online. He stopped paying rent in June 2021. He stopped working in March 2020 and says he is taking time off to work on a screenplay. Stewart stopped paying rent in June 2020, claiming he lost his livelihood as a paraeducator for the Santa Monica Malibu School District. He blamed COVID for his inability to find another job that summer. Yet he had the time and money to travel the world the past year and a half. He posted photos of him traveling to France, Guatemala, and numerous national parks on Facebook. To add insult to injury, he asked for \$10,000 to leave. Howard, who hasn't paid rent since April 2020, bragged on Facebook that he's performed in at least 10 commercials. If he isn't earning enough money from acting in commercials, he is capable of getting another job like most other actors trying to make it the business. If my tenants can't pay rent while pursuing their passions in music, screen writing and acting or working as security guards, they

should move into lower-cost housing units. My tenants clearly have the means to live elsewhere. Is it any wonder businesses are desperate to find workers? They are raising wages, giving signing bonuses, paying tuition, and other perks to attract workers. The number of unfilled jobs across the country is at an all-time high. I have been paying the mortgage, property taxes, insurance, utilities, management fees, yard keeping out of my own savings, losing more than \$3,000 a month. The only way for me to stop this bleeding is to cut off the limb entirely by selling the property. But who is going to buy it when they will not be able to live in it nor earn money from it? I haven't received any rent relief for these tenants or the ones that live in the unit behind them. Only one of their applications has been approved so far. How do you expect for me to continue providing free housing when you've done nothing to support me?

Communication from Public

Name: Jamie Feusner

Date Submitted: 10/18/2021 02:03 PM

Council File No: 20-0291

Comments for Public Posting: My wife and I will not rent rooms to other boarders until the eviction moratorium ends. That's four fewer rooms available to the market and four fewer options for someone who's currently couch surfing or sleeping in a tent. Fewer units on the market means higher rents, especially for the lowest-cost studios, one-bedroom apartments and rooms in houses. Overall rents across the city may have declined but that was mostly driven by lower demand for luxury units, which were overpriced to begin with. Rents for the lowest cost units in low-income areas such as South Los Angeles have actually increased. The moratorium DOES NOT prevent the spread of COVID. It encourages tenants to take advantage of landlords for free rent. Then they demand a fat payout to leave. This is the only industry I know of in which the business owner has to pay the customer to stop stealing from them. One of our boarders had the audacity to demand we return his money after paying June 2020 rent online, contending that the eviction moratorium gave him the right to forgo paying rent. He blocked our emails and changed his phone number. He even ignored all notifications posted on his door. Stewart smoked marijuana indoors and played his guitar for hours on end, late into the night without consideration for anyone else's need for sleep. One time a housemate asked him to stop playing the guitar. He replied, "I don't give a f*ck about anyone in this house." Another time, he yelled, "What I do is none of your f*cking business." Stewart urinated in bottles he kept in his bedroom and threw used toilet paper in the trash, which he never took out. It piled ever higher and higher. He never cleaned the bathroom. He relied on someone else who had less tolerance for squalor to do it. Before the eviction moratorium, a homeowner was able to ask a boarder to move out with proper notice. If the boarder didn't move out, the homeowner would file an unlawful detainer and wait about two to three months to go through the court process, which ended with the sheriff locking the boarder out. Boarders would usually leave because they have no legal grounds to force a homeowner to let them live under the same roof even if they were dream housemates. They would want to avoid an eviction record at all cost. Stewart never submitted any of the required forms claiming COVID-related hardship. His excuse was that he forgot because he had been focusing on his music. Whether he submitted the

paperwork or even qualifies for relief are moot points in Los Angeles city because the courts are only hearing eviction cases involving criminal activity. Many eviction lawyers we called are not even taking cases from landlords with properties in LA city. Professional tenants like Stewart know the system and how to avoid getting an eviction on their record. They cleverly make life miserable without crossing the criminal line. The most police could do is talk to them but they won't file a police report because housemate disputes are civil matters, not criminal. Professional tenants harness the power of numerous tenant advocacy groups and legal firms such as Basta to bully landlords by demanding jury trials, which are utterly unaffordable for most landlords. Thus landlords settle by giving tenants big payouts to simply go away more than 90% of the time. We take full responsibility for poorly screening our tenants and feel very humiliated. But we are in good company. You will find no shortage of nightmare stories like ours in landlords' Facebook groups. Assembly Bill No. 832 further limits the screening process, making it even harder to weed out potentially bad tenants. Even if a landlord managed to evict a nightmare tenant during COVID, the law prevents it from appearing on their record. Landlords are not even allowed to disclose to another landlord whether a tenant was delinquent. Homelessness has become a protected class and can't be used as a reason for refusing to rent to someone. Lawmakers have made it even easier for tenants to take advantage of landlords at a time they should be taking measures to protect and encourage more people to provide rental housing to address California's affordable housing crisis. We managed to get Stewart to move to another co-living home of ours and got the house back to ourselves. We cannot take a chance on renting to another boarder until the eviction moratorium ends. It has taken away all of our rights. Another bad housemate situation could wipe us out.

Communication from Public

Name: Allen H

Date Submitted: 10/18/2021 05:31 PM

Council File No: 20-0291

Comments for Public Posting: I oppose an extension to this Emergency Declaration. It is time to allow homeowners to have their property rights back after 19 months. It is also time to come up with a real solution to this problem and not put this solely on small mom+pop homeowners. I beg the City Council to consider your small mom+pop housing-providers that kept everybody safe and housed instead of piling on the burden onto them.

October 15, 2021

Dear Los Angeles City Council Members:

As October winds down and November 1 arrives, City of Los Angeles will remain the one and only City in Southern California still in an eviction moratorium. And when that day finally comes, the thousands of small landlords that you "represent" will look to those of you who passed this moratorium without their input and will each think to themselves: "Not only has the City Council failed me, they have refused to even acknowledge me."

No doubt, the law's passage was done with good intentions and was necessary to give tenants a needed sense of security through tumultuous times. But that time has now passed and those tenants who have had trouble paying rent due to the pandemic will remain protected under new California state laws. Most notably, any future case based upon a failure to pay rent will first require a housing provider to participate in the rental assistance program and to exhaust all avenues before being allowed to proceed. And even if an unlawful detainer has been initiated, the law still provides for protections and safety nets for those who then seek rental funding. Along those same lines, I am happy to report that many evictions have been averted over these past 18 months and landlords are now reporting some success stories in receiving the assistance. I realize everyone's concern relating to a potential "tsunami" of evictions on the horizon, but that will not happen for those who have taken advantage of the state's protections. This large wave can also be scaled back by allowing some of the more egregious matters to proceed now.

With this in mind, most of the people that the moratorium now protects are those who wish to use the law as cover for impropriety and who are instead doing harm, not only to their beleaguered housing providers, but also to their neighboring renters. Here is what the emergency law has inflicted upon small landlords:

The Effect on Nuisance Matters:

The moratorium only allows for matters in which there is an "imminent threat to health and safety"

The entire purpose of terminating tenancies for "nuisance" or for "lease violations" is to avoid an imminent threat to the health and safety of others. It should come as no surprise then that the inability of housing providers to use these normal remedies has resulted in harrowing circumstances for rental communities that could have been easily avoided. With such a high threshold in place since April of 2020, landlords and tenants have had to endure:

For an entire year, I frustratingly had to advise Angelina C. and her disconcerted tenants that she was powerless to remove a household that was violating the peace and quiet enjoyment of the complex with screaming, arguments, loud music, excessive foot traffic, loitering and suspected drug use. Only once neighbors began to come across used hypodermic needles could we finally argue that the tenancy met the health and safety threshold. But by that time it was too late and shortly thereafter, neighbors were horrified as they watched the Coroner's office remove a dead body (not the tenant) that had gone unnoticed in the unit for over three days following the guest's drug overdose.

Without the moratorium in place, Michael L could have quickly terminated the occupancy of his subtenant (a defendant in three previous evictions for harassing behavior) in their shared-living situation

once his housemate exhibited offensive and erratic behavior. Instead, because of the emergency law and because there was no expressed threat made, he had to wait until the subtenant actually attacked another roommate to finally begin the termination process. Before our case could finish, the subtenant was killed by Mr. Lee's own son in self-defense and his son now faces murder charges.

These deaths could have been preventable had the City Council listened to other voices and even considered a more balanced and reasonable approach to the eviction crisis.

Amalia M. manages a residential. She filed a case against her tenants in 2019 that had yet to be adjudicated before the moratorium stopped the process. For over two years she fielded complaints from other residents relating to this tenancy, including: noise, fighting, loud music, belligerence, and visits by Child Protective Services. Now, with the original matter still on hold, my office has been required to file a second and concurrent case against the tenants after one of the defendants threatened on separate occasions to "beat the shit out of" and kill Ms. Moran. She goes to work everyday in fear from these tenants, who should have been removed from the property over a year ago.

The Effect on Lease Violation Matters

Jacqueline W. owns a duplex and brought an action against her tenant almost two years ago after he failed to maintain the property, damaged the unit, made unauthorized modifications to the dwelling, allowed three unauthorized dogs, moved the mailbox, and refused properly-noticed inspections. This case has also been in limbo for the past 18 months with the moratorium in place. Since December 2019, she has not been able to accept rent from her tenant because the case is still active. But more harmful to her, she is now losing income from the second unit as it sits empty because no prospective resident wishes to inhabit an apartment with dogs running wild and common areas fouled with pet waste.

Joe W. is currently unable to initiate any action against his tenant who continues to smoke excessively at the property, is destroying the unit, and has allowed the unit to become overly cluttered. Moreover, his tenant lied on her application by saying that she did not smoke, provided a fraudulent reference, and provided a false past address. (She had been evicted from her previous residence for the same violations)

I have had to write multiple letters responding to threats by neighbors of disruptive tenants to sue landlords for their inability to remove the offending tenants. My office is also powerless to help homeowners who remain financially responsible for their renters' continued violations of community CC&R's. or city code violations for blight. The owners are required to pay the fines and penalties for these violations and fend off complaints made at HOA Board Hearings meetings while the tenant suffers no present repercussions and is free to continue in the unpermitted behavior.

The Effect on Matters involving Non Payment of Rent

You will hear very little opposition from housing providers to any laws protecting those who truly need help and have sought assistance. The state has further ensured that these persons will still receive protections even after September 30 passes. The big issue here is the fact that many tenants are either failing, or outright refusing to participate in the rental assistance program.

Clay D's tenant stopped paying rent in March of 2020. Despite numerous outreaches from my office informing her of the rental assistance programs, she has failed to give any reason for her failure to pay

and has refused to even respond to Mr. D's good faith efforts to maintain the tenancy. As of this month, he will have endured a loss of \$51,000.00 in rent and \$3,000.00 in utilities.

Bruce D. transferred his tenant into a newly renovated unit in 2019, and at a rate substantially lower than the market value. In return, the tenant promised to pay rent, but never once did. Entreaties to both the tenant and her attorney to seek rental assistance have gone nowhere and she has refused to participate in the assistance program.

Immanuel B. started a lawsuit based upon non-payment of rent prior to the moratorium. Like all pending cases at the time, his action was stopped dead-in-its-tracks in March of 2020. The owner and I worked diligently to secure rental assistance for the tenant, and Immanuel and I would have happily accepted it, even though it would not have covered the rent prior to April 2020, which he was willing to waive. The resident then became non-communicative and when Mr. B visited the property to check on his tenant's welfare, he instead discovered an unknown person who refused to identify himself and then slammed the door shut. The balance now owing is \$40,050.00 and will continue to accrue with no end in sight and no true ability to ever recover this sum.

Most of these small landlords rely on this income as part of their retirement plans, and in fact, many are already past their working years. It's also important to note that California's COVID-19 Tenant Relief Act requires tenants to show their own good faith by paying at least 25% of the rent between September 2020 and September 2021. While most landlords in California might receive this small benefit, those in your jurisdiction will not, and will have no recourse to ever receive it. Without any ability to enforce this obligation, the law has been rendered meaningless in City of Los Angeles.

The Effect on Tenancies at Sufferance

The moratorium maddeningly defines an occupant who is present by "sufferance" as a "tenant."

A "tenant at sufferance" is one who is upon the property without the consent of the owner and is effectively a trespasser, much like the example above. Many also describe this type of occupant as a squatter. The moratorium protects the interlopers, even though they have no privity or relationship with the owner. In most of these instances, the leaseholder has absconded or even died, with unknown and unauthorized persons remaining and only coming to light after months of rent have gone unpaid. As there is no agreement between the landlord and the occupant, the owner may not seek rental assistance and the trespasser has secured free housing for months to come. On no less than 15 occasions, I have had to inform small landlords that the moratorium prevents any current action against the illegitimate occupants and they are instead stuck until possibly 2022 with mortgage, taxes, utilities, insurance and maintenance charges adding up, with no income for the unit while an unauthorized individual remains on the property, without consequence or responsibility.

One management company came across this exact scenario earlier this year and had no idea that the original tenants had left until the rent went unpaid for months and others were found to be occupying the unit. They were at a loss to do anything, even with water pouring out of the apartment and into the unit below. Finally, after requiring a police escort to complete an inspection, the manager found the unit to be akin to a flophouse, damaged and unsanitary with graffiti-sprayed walls, no actual beds, four dogs and cats, at least seven occupants, mold growing in the bathrooms, some sort of apparatus containing

water tubs and surgical tubes, and a secure room with a sophisticated psychedelic mushroom cultivation operation. We are currently waiting for the court to determine whether or not this has reached the "imminent threat to health and safety" This is another situation that could have been quickly remedied had some thought or opposing viewpoints gone into the drafting of the moratorium.

The Effect on Cases Filed Prior to April 2020

The moratorium continues to financially devastate landlords who brought eviction actions prior to April 2020 and that had no connection to COVID-19 issues. These matters that were either ready for trial, or even already adjudicated when the moratorium went into place. They have since remained idle, with new court dates now rescheduled in 2022 and no relief allowed prior to that time, or even later if the moratorium is still in place.

Some of these include:

Active Cases

Martha H. started her matter in February of 2020 when her tenant already owed her four months of rent totaling \$6,800.00. (Non-COVID rent is not covered by rental assistance programs) Trial has now been rescheduled to January of 2022 - almost two entire years after the initiation of her lawsuit. She has now lost \$40,800.00 in rental income while her tenants, who live on the same property with her, continue to smoke upon the property, block her from using her own driveway with their vehicles, and now have an unauthorized dog (Martha's family member is allergic to dogs).

Acacia C. rented out her own residence for the first time in December 2019. By the second month, her tenant had stopped paying rent. Ms. Chidi is still teetering on foreclosure after her tenant expressly refused to seek rental assistance and instead demanded to be paid to leave. She finally received some rental assistance, but only after I pestered the tenant's attorney. The tenant has now allowed the home to become infested with rats, has an unauthorized dog, and has refused to allow gardeners on the property, which is now blighted.

Stipulations that have been violated by tenants:

Here is a small example of other pending matters from my office which remain unenforceable

Unauthorized tenants at sufferance were paid to vacate by April 13, 2020 but are still present. The balance for the loss of rent is now \$26,136.00.

\$9,000 in rent was waived in exchange for a tenant to vacate by April 30, 2020. That balance has now reached \$32,063.20

A landlord agreed to waive \$58,100.00 for his tenant to vacate by July 31, 2020. The arrearage has now ballooned to an astronomical \$99,540.00.00.

A tenant was placed on probation following his disruptive behavior has violated the stipulation for 18 months now with alcohol-induced profane, racist, and misogynist rants directed at other residents and the owner/manager

I have at least a dozen other cases like this, many in which the landlords paid the first half of negotiated relocation fees in reliance upon their tenant vacating as required by court-enforced stipulations, but

where the occupant has shown absolutely no sign of searching for alternative housing, and unpaid balances now ranging from \$25,000 - \$60,000.00.

Cases where judgments had already entered and evictions scheduled:

A tenant had not paid rent in over four years and was (still is) using the home for illegal cannabis cultivation. The owner was required to incur over \$30,000 in attorney's fees following a week-long jury trial and the lockout was finally scheduled for March 2020. It has now been postponed indefinitely, while the City of Los Angeles continues to lodge complaints about the property being used as a marijuana collective, and the owner left in the position of selling the property at a loss to avoid foreclosure.

A tenant was scheduled to be removed in March of 2020, but remains on the property today, still exhibiting irrational and disruptive behavior and throwing garbage around the property. The owner has been unable to rent out the adjoining units.

This is by no means a comprehensive list and reflects only a smattering of cases within my own small firm. Needless to say, the number of these experiences can be multiplied by the dozens of other firms who also represent property owners in City of Los Angeles. If you are not willing to lift the moratorium, you should be open to at least reconsidering some of its severe language.

Communication from Public

Name: Jaime Sanchez
Date Submitted: 10/18/2021 11:09 AM
Council File No: 20-0291

Comments for Public Posting: I have been given the runaround by City agencies, Cedillo's office, Building and Safety (DBS), and Housing + Community Investment (HCID) and was told to tell the City Council of the unintended consequences and my impact story. None of those offices had any power to currently help me because the City Council has created policies that are imbalanced and are pitting housing-providers and tenants against each other. I opposed an extension of the "Emergency Period" and the imbalanced Eviction Moratorium. Please tell me how the City Council can justify an extension that promotes my situation. We own a single-family home in Council District 1. We previously had a tenant living in the main house who violated the lease agreement by illegally subletting an uninhabitable space within our family home. The tenant who had been living in the main house has since vacated, but the illegal subletter remains and is unwilling to vacate knowing the Eviction Moratorium grants him cover. We have cooperated with DBS who gave us a Government Order to Comply to rectify some issues. We are fully willing and want to correct these issues. However, we are unable to do so today because the City has a blanket ban to prevent no-fault evictions. This ban on no-fault evictions runs counter to County, the State (AB3088, SB91, AB832) and Federal moratoriums which have always allowed Government Orders to Comply to address atypical situations like this. Because of this, the predatory occupant has become a protected "squatter" shielded by protections intended for renters affected by Covid. He has weaponized these protections to bully us and make exuberant monetary demands. To add insult to injury, he has declared he will not vacate the unsafe space until the Government requires him to do so with an Order, and only after we pay him a large Relocation Fee that he is very well versed in having received them from prior landlords. The Government agencies and Council Offices we have been working with (including both DBS and HCID) recognize and sympathize with the plight we have been forced into, but apologize that there is nothing they can do because current City policies leave them powerless to help us. We also have been told by know the same people/agencies/council-offices that they deal with similar fraudulent situations all the time and are fully aware of situations like ours! These policies have fostered an

environment where the predatory occupant faces no repercussions for exploiting the City's well-intentioned policies for monetary gain. This is not a case that qualifies for rental-assistance, so what is the City Council's suggestion? Enough is enough. Create solutions not more problems. This has gone on long enough and it is becoming even more a display of abuse of power. it is sooooo atrocious that the City Council wants to further exacerbate this affordable-housing problem. Your government agencies should stop fining homeowners because they cannot cure their problem-tenant because of poor policy. Will the City Council provide relief programs for these fines, damage to the home, and general 'just-compensation' from the retaliatory problem-tenants? i oppose an extension and feel the City Council needs to come up with solutions and not have this problem balloon even more and create even more tensions between housing-providers and tenants.

Communication from Public

Name: Khen Schor

Date Submitted: 10/18/2021 11:30 AM

Council File No: 20-0291

Comments for Public Posting: I oppose an extension of the Local Emergency. We have a fully open economy, schools are open and there is a labor shortage based on all the data. Small mom & pop housing providers should not be expected to burden the brunt of this pandemic. This is furthering creating a divide between landlords & tenants. The City Council should create solutions NOT more problems. The City has 'taken' our private property long enough without any just compensation let alone any ability to cure problem-tenants. Our situation does not qualify for rental-assistance, only further liability and fines issued from the City itself. The irony. The Council Offices (Cedillo) have even told us themselves that they hear stories about fraud and criminal activity everyday because of this imbalanced policy. They told us to voice our concerns to the City Council who ultimately can lift the Emergency Period. I think the City Council needs to realize housing-providers should be viewed as unsung-heros that kept everybody housed and safe during this pandemic. FOR FREE. the City Council has failed to show any appreciation for housing-providers while having their private property being taken without 'just-compensation,' instead only further liability and fines!! this 'self-attestation' (without proof) and 'deferred rent' is all rigged based on how loosely written (by design) the City Ordinance is. please consider suspending your Relocation Fee program as a resolution as there are a large part of the population that are using the pandemic to abuse your well-intentioned program because of this pandemic. We just want our home back.

Communication from Public

Name: Ben Martinez

Date Submitted: 10/18/2021 11:42 AM

Council File No: 20-0291

Comments for Public Posting: I oppose an extension of this Emergency Period. I think the City Council needs to come up with solutions and not further avoid this problem. There have been many concessions given to tenants for protections, aid and free housing for well over 18+ months! Small mom+pop landlords should be viewed as unsung heroes that kept everybody safe and housed during the pandemic instead of the greedy villains that the City makes them out to be! As a concession to off-ramping this Emergency and Moratorium, the City Council should consider legislation that suspends programs that hurt mom+pop landlords further. Programs like the LARSO relocation fees should be suspended! Statutory fines from City agencies should be forgiven during this Emergency period. Let's try to help small mom+pop landlords as the next phase instead of further punishing them with the imbalance policies! You are only emboldening 'professional-tenants' in this political climate.

Communication from Public

Name:

Date Submitted: 10/18/2021 04:08 PM

Council File No: 20-0291

Comments for Public Posting: Please do not extend the eviction moratorium and rent increase freeze tomorrow. I am a landlord of some small units and the eviction moratorium is really hurting me. All of our expenses have gone up such as gas, water, electric, trash services, etc. and we haven't been able to collect rent let alone raise rents. It is a slap in the face that trash services, as an example, were allowed to give 6 % raises but we are not allowed to recoup any of the expenses. Also, as more tenants are working from home, all of our costs have gone up. We have tenants who are working and still refuse to pay rent because they don't have to. But they do have the money to take a European vacation as well as vacations in the U.S.. There are also other tenants who refuse to apply for the rent relief program which I totally don't understand their thinking. I am not sure why landlords are the only "business" that restrictions are being placed on. We still have mortgages, utilities and other expenses just to keep up the building. PLEASE...I can't afford to support our tenants any longer. Thank you