

## Communication from Public

**Name:** Jehan Agrama

**Date Submitted:** 11/09/2021 04:54 PM

**Council File No:** 20-0291

**Comments for Public Posting:** DO NOT EXTEND EVICTION/RENT MORATORIUM WITHOUT SPECIFIC HELP TO LANDLORDS. As landlords we are disrespected and treated like slum lords. How do you expect us to pay for up keep of our building, property taxes, utilities and our OWN living expenses when we have tenants who have REFUSED to get Covid help or pay us ANYTHING? There MUST be a remedy to allow landlords to evict tenants who are gaming the system. We have sent tenants ALL the necessary information to comply and we STILL have tenants who ignore this. We want to ability to evict them! STOP treating landlords as bad people. We are trying to make a living like everyone else and you are stacking the system AGAINST US!! We need CONSIDERATION too! DO Not JUST EXTEND THE MORATORIUM WITHOUT SPECIFIC REMEDIES for landlords. Don't be lazy! Take a moment and see it from our point of view. We don't have a ton of cash sitting in a vault to assist with this lack of payment. We TOO are hurting and need REMEDIES for wayward tenants!!!!

## Communication from Public

**Name:** Ky Trang Ho

**Date Submitted:** 11/09/2021 11:20 AM

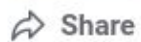
**Council File No:** 20-0291

**Comments for Public Posting:** My tenants are taking advantage of the eviction moratorium. It has gone on for too long. My tenant traveled the world the past year and a half while living rent-free. He flaunted traveling somewhere every other month the past year and a half. He posted on Facebook visits to France, Guatemala, San Francisco, and numerous national parks across the country, having a grand old time playing guitar. Please see attached PDF of his posts. If he lost his job and can't afford rent, how did he pay for all of these extravagant trips? How are you preventing the spread of COVID or preventing homelessness by enabling this behavior? People don't seem to empathize that many of us landlords are individuals struggling to make ends meet like our tenants. Some of us are homeowners who rent rooms in our homes to help pay the bills, engaging in what is known as "house hacking." Renting rooms is a regular person's best chance of owning a home in the sky-high Los Angeles real estate market. Likewise, renting a room is the most affordable way to live for low-to-moderate-income people, given that the next cheapest rental unit, a small bachelor apartment with no kitchen, has been unaffordable for low-wage workers for years. It seems others in my situation have stopped renting rooms as well, depleting the city's housing supply. Prices for the lowest-priced units have increased faster than inflation. Before COVID, bedrooms with shared bathrooms in South Los Angeles were renting for about \$850 a month. Now they're renting for about \$1,000, up 17% versus 5% for inflation. To add insult to injury, boarders who live in the same home as the landlord do not qualify for emergency rental assistance. I imagine this is to prevent fraud in which people could claim their adult child was renting a room from them and stopped paying rent.



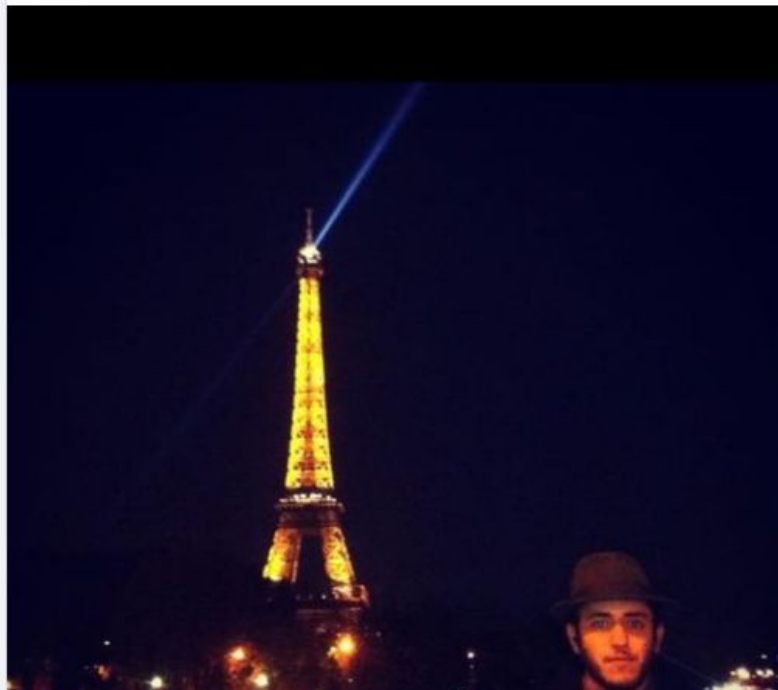
**Stewart Sarti**

June 2, 2020 · 🌐



**Stewart Sarti**

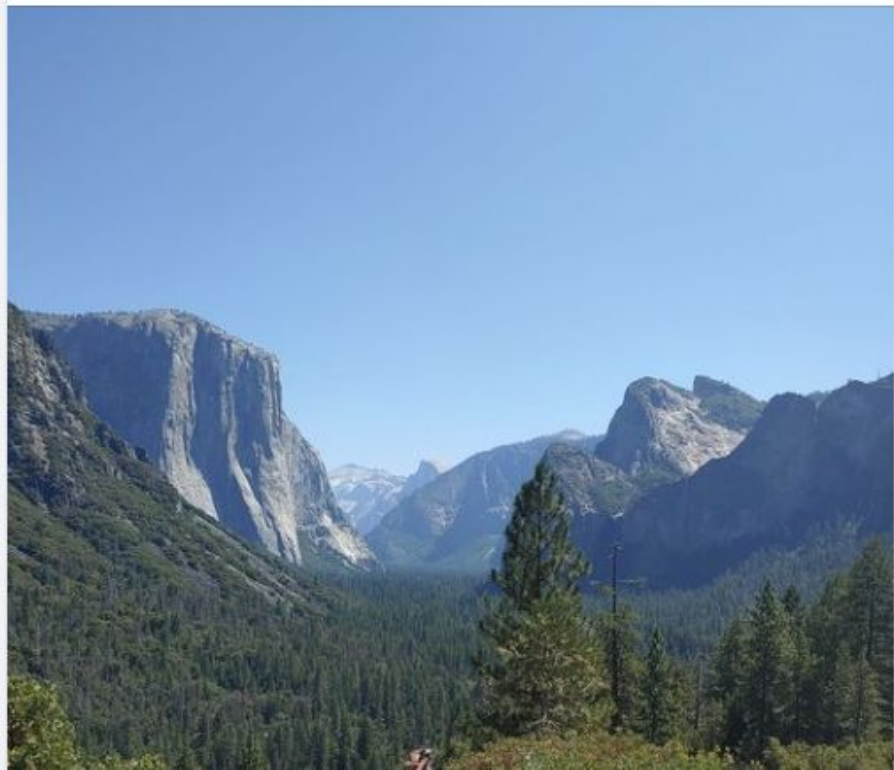
July 9, 2020 · 🌐





**Stewart Sarti** updated his cover photo.


August 10, 2020 · 🌐




**Stewart Sarti**

August 25, 2020 · 🌐



 Add Friend

 Message




**Stewart Sarti**

September 8, 2020 · 🌐



 Like

 Comment

 Share




**Stewart Sarti**

October 11, 2020 · 🌐



 Like

 Comment

 Share



Write a comment...







**Stewart Sarti**

October 17, 2020 · 🌐



Like



Comment



Share



Write a comment...



**Stewart Sarti**

October 11, 2020 · 🌐



**Stewart Sarti**

November 12, 2020 · 🌐



Like



Comment



Share



**Stewart Sarti**

November 14, 2020 · 🌐

...



👍 Like

💬 Comment

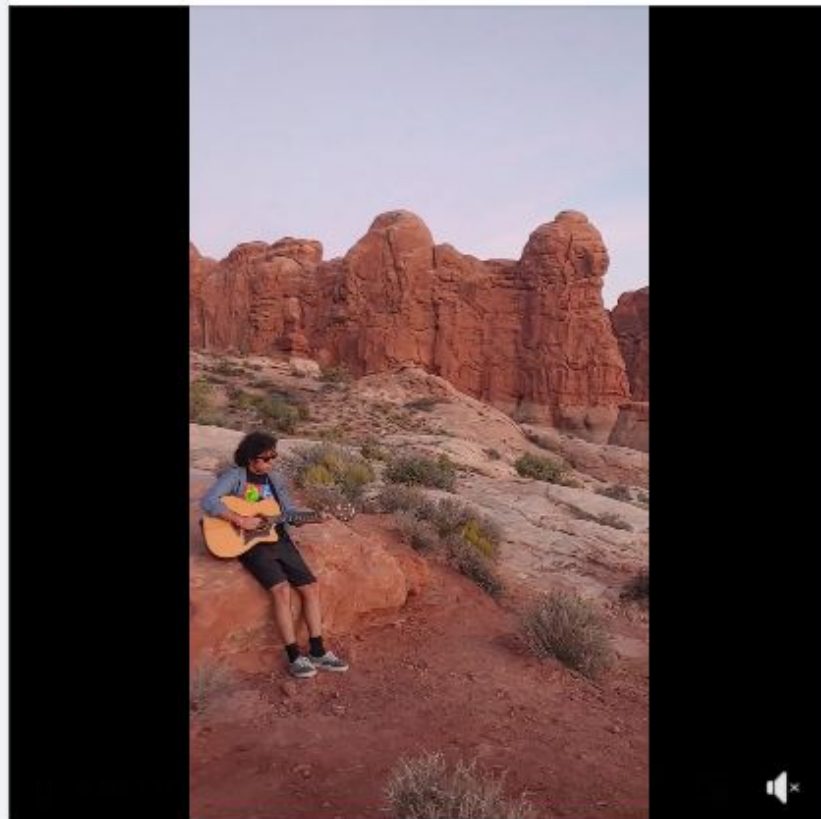
➦ Share



**Stewart Sarti**

November 23, 2020 · 🌐

...



1 Comment

👍 Like

💬 Comment

➦ Share

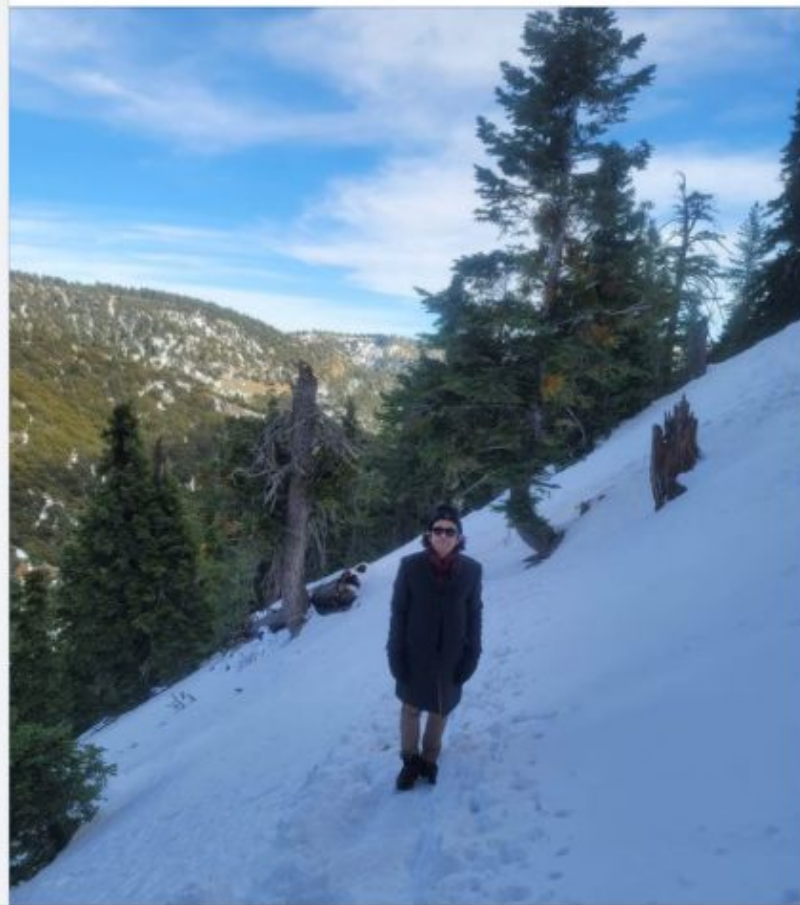




Stewart Sarti

January 6 · 🌐

...



0M6xfu6L6 2YVili2PKU11 POK1 taHniC7St LEVhMfada7CQxAPL 7oP7MIANWQaulMETol



Stewart Sarti

March 14 · 🌐

...





## Communication from Public

**Name:** Ky Trang Ho

**Date Submitted:** 11/09/2021 10:43 AM

**Council File No:** 20-0291

**Comments for Public Posting:** The eviction moratorium does not prevent the spread of COVID. It's decimating the affordable housing market and it further empowers "professional tenants" to take advantage of landlords for free rent and then demand large cash-for-keys offers. I used to rent rooms in my house and have stopped because of the eviction moratorium. I cannot take a risk of renting to another professional tenant who could wipe me out financially. There goes four bedrooms that four people could be using instead of couch surfing or sleeping in a tent. "Professional tenants" are very good at what they do and will always find a new home as it's their modus operandi to move from place to place, living rent-free. They will never get an eviction on their record because they know how to work the system. They pay rent for a few months and then raise hell. They trash the property, make frivolous complaints, and demand repairs for knit-picky items. They've been known to damage the property to report the landlord for habitability issues. They disturb the neighbors by playing music loudly and having parties. They pick fights with the neighbors and housemates. They stop paying rent. In June, I was forced to forgive \$6,625 in back rent plus pay a tenant \$6,000 to move out. She demanded \$5,000 to move out in 30 days. I gave her \$6,000 to move out in three days. I gave Christine was more than double the rent I had received in the seven months she rented a room in my home. She threw temper tantrums, called me names, and constantly threatened to sue me. She complained that the freezer leaked, the electricity in the kitchen didn't work, the AC was broken, and that the blinds in her bedroom were broken when in fact everything worked fine. She accused me of giving her PTSD, stealing her stuff, locking her out, and violating her tenant rights. I was willing to give anything she wanted to end my nightmare because there's no set end date to LA City's eviction moratorium. The city has the strictest and vaguest moratorium of all. It will end the moratorium when it declares the "local emergency" has ended. To my dismay, scientists believe COVID will never end, becoming endemic. It keeps mutating. They believe it will be less deadly at best. I attached screenshots of her emails so you can see for yourself what tenants are putting landlords through.



**Christine Truett** <caligirl121075@yahoo.com>

to me ▼

Jun 16, 2021, 1:51 PM



Deal:

Me:

I'm out in 10 days

I leave peacefully

I don't damage anything

You:

Pay me \$5000

Forgive my past rent

Release me from SayRhino liability/policy

Notes: 10 days starts when I have the check in my hand.

I'm not sure why you would go and file a claim with SayRhino after I was very clear about the terms and you agreed to them. This is why I'm not going to start making any arrangements. You can't be trusted. I've been giving you the same terms for months. I've never wavered. This is going to be another thing that looks very bad on you in court.

Sent from my iPhone



**Christine Truett** <caligirl121075@yahoo.com>

to me ▼

Fri, Jun 18, 12:46 PM



There is no deal unless all back rent is forgiven and that claim is reversed or closed. Please stop coming at me with anything less than the terms I have given over and over for months. I'm not going to change my mind and accept anything different. Stop wasting my time and playing games.

I'm fully aware about the eviction moratorium expiring. I am also fully aware that it'll take months to get this case to court because the courts will be so backed up.

Construction will not be happening while I'm living here, unless you pay for me to stay in an air B&B. The moment construction starts I will be going to the department of building and safety. They will come and inspect the entire house, you will probably be given a fine, be told to stop construction immediately and I will be given a report to take to court to use as evidence against you when I sue you.

Sent from my iPhone



**Christine Truett** <caligirl121075@yahoo.com>

to me ▼

Fri, Jun 18, 1:19 PM



I know how eviction court works. I will not be getting evicted. Trust me. I know EXACTLY what I'm doing.

There is no reason to accept less than the terms I've outlined as the evidence I have for all of the things that you have done to violate my rights, steal from me, call the police on me for no reason, harass me, etc. will give me a big win in court when I sue you.

I have no problem waiting for that day. I'm patient.

As far as you moving in... I don't care if you move in. I want to be left alone and I am, once again, requesting that you stop touching my stuff. You've already been caught in the act of stealing my things and I do not trust you. If you want something moved, you can send me an email. I will not have constant confrontations in my home. Do not approach me to tell me the house rules. Do not approach me to tell me I did something wrong. Do not approach me to try and negotiate me moving. Anything you have to say or ask me can be done through email. There is zero reason to talk to me so I'm asking you to leave me alone and not to touch my stuff.

Sent from my iPhone



## Communication from Public

**Name:**

**Date Submitted:** 11/09/2021 10:13 AM

**Council File No:** 20-0291

**Comments for Public Posting:** I am a small landlord in the city of Los Angeles and I beg you to please end the eviction moratorium. A fellow landlord confided in me that she is on the brink of suicide. Some of us can't take it anymore. You have trampled all over our civil rights and have given tenants a gift card to abuse us. We understand the spirit of the law but your methods opened the floodgates for abuse. Tenants are taking advantage of living for free even though they have jobs. The economy is booming and life for many is better than it was before the pandemic. As you can see in the attached screenshots of my tenant's Facebook posts, he is having the time of his life acting in commercials, attending galas, producing an album. Yet he hasn't paid rent since April 2020. Your argument for extending the eviction moratorium is because people lost their jobs. My tenant is bragging that he's booked 11 commercial acting jobs the past year despite the pandemic. How is preventing him from moving to a new home going to prevent the spread of COVID, considering he is attending industry parties and working cheek-to-cheek with others without a mask? At least let us end our contracts with our tenants on a case-by-case basis to end our nightmare.



**Gloria Neita Gifford**

September 3 · 🌐



**GGC ZOOM CLASSES  
CONGRATULATES Howard  
EADY WHO BOOKED  
ANOTHER COMMERCIAL. 11  
COMMERCIALS IN ONE YEAR.  
BRAVO!**

   42

8 Comments 1 Share

 Like

 Comment

 Share

View 7 more comments



**Summer Flynn**  
Whoop! Congrats Howard!!!

Like · Reply · 9w



Write a comment...





Howard is in Newport Beach, California.

September 29 · 🌐



Another great day on set!

Thank you to the beautiful @letitiabfox! It was amazing working with you! I got to act like I was sleeping for most of the day. Not sure how that counts as work but hey, someone's gotta do it! 😂

Maaaaan, this is life? I'm with it! Oh yea, I got married for the 5th time 🤪



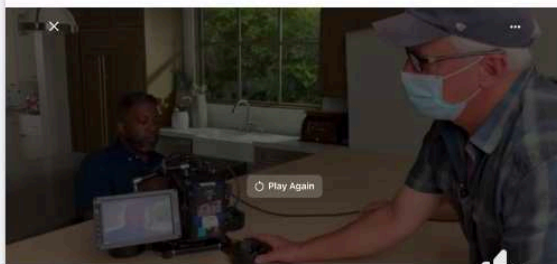
#onset

#actorlife

#AllDayIDreamAboutSets

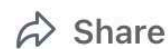
#ToTheMoon 🚀

#ThatsAWrap



33

7 Comments







Howard is at The Beverly Hilton (9876 Wilshire Blvd, Beverly Hills, CA).

...

October 24 at 10:24 AM · Beverly Hills · 🌐

[#AboutLastNight](#)

I'm looking through my pics and vid's from last night and I feel like I was shortchanging y'all on how good the night actually was. I saw ppl I grew up watching. It's wild feeling like you know them because you watched them your whole life and then seeing them right in front of you.

I don't wanna sound arrogant or anything but... these are my people. I felt comfortable in this crowd.

This around the time that my idols become my rivals.

[#ShamelessDrakePlug](#)

@ebonymagazine

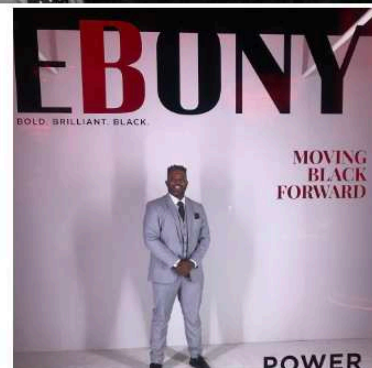
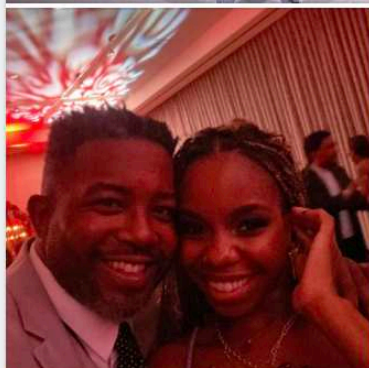
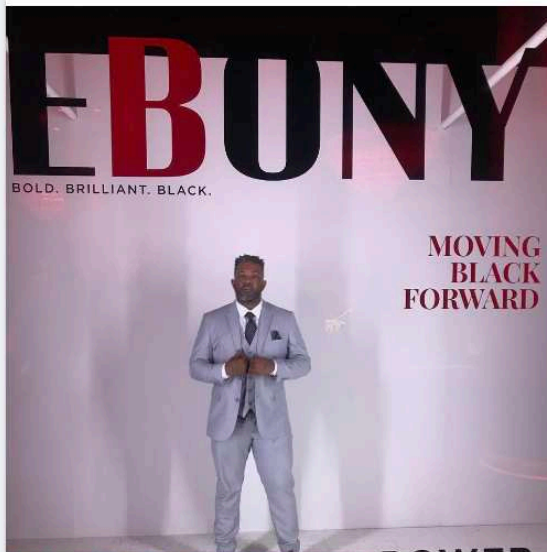
@hallebailey

@iammicheleghee (CEO of EBONY and JET Magazine)

@mrbradybaby

[#FollowYourDreams](#)

[#ToTheMoon](#) 🚀



👍❤️ 65

10 Comments

👍 Like

💬 Comment

➦ Share

View 8 more comments





Howard is in Los Angeles, California.

September 15 · 🌐



Day 1 complete!

Can't tell me I'm not having the time of my life!!

Shoutout to my work family, the incredibly beautiful @michaelamcgrady and literally the two cutest kid actors to ever exist!!

Can't wait for day 2!

[#actorlife](#)

[#onset](#)

[#ToTheMoon](#) 🚀



👍❤️ 100

14 Comments 1 Share



Like



Comment



Share

View 8 more comments



Khafre Lee



Like · Reply · 6w



Write a comment...





**Howard**

October 20 at 7:51 AM · 🌐



Got my first audition today, last year! So much has happened since then!

What a difference a year makes!

[#FollowYourDreams](#)

[#ToTheMoon](#) 🚀



**Howard**

October 20, 2020 · 🌐

GOT MY FIRST AUDITION! 🎬🎥

Denzel is that you playa 👁️👁️🤣🤣



55

10 Comments



Like



Comment



Share

View 7 more comments



**Emme Daigle**

Howie!!! I'm so proud of you! You are a STAR 🌟

Like · Reply · 2w



Write a comment...



## Communication from Public

**Name:** Patrick DiBernardo

**Date Submitted:** 11/09/2021 12:21 PM

**Council File No:** 20-0291

**Comments for Public Posting:** As a landlord in the City of Los Angeles under rent control, I am humbly asking you to let the ordinance for the rent freeze to expire. The federal and State moratoriums have expired, the State has fully reopened, and all other businesses are fully operational. Why is it that my electricity, gas, and trash bills are allowed to have an annual cost increase without fail, yet most of my tenants are under rent control, more than \$500 under market value, and not allowed to receive any type of increase. Where are the systems in place to protect the landlord from increases, while these utility companies continue business as usual with their annual increase? Why should landlords like me that have not price gouged their tenants be penalized? The State has re-opened and individuals are working, will return to work, or will have new employment opportunities. Renters that have been impacted by the pandemic and have been unable to pay rent will still have over a year to repay deferred rent owed. I understand there is no “one-size-fits-all” situation. However, at the very least,.....landlords should be taken on a case by case basis to allow a rental increase. There really is no justification for this. It is now time for the rental housing industry, like all other businesses, to be allowed to resume normal business operations. I am strongly opposed to any extension of a rental increase freeze, and urge the city council and mayor to take immediate action to allow the expiration of this ordinance. Again, California has been officially re-opened for months. Stay at home orders have been lifted. Businesses throughout the State have resumed regular operations, small business rental housing providers must also be allowed to resume normal operations. There is simply no reason for the continued extension of these “interim” emergency measures. Thank you advance for your consideration.