

Communication from Public

Name: reasonable person

Date Submitted: 07/24/2022 09:57 AM

Council File No: 20-0291

Comments for Public Posting: please take notice of State AB2179 language and ask why our local leaders have not informed the public about it

State AB 2179 requirements for all local municipalities which suggests the Local State of Emergency needs to end August 1, 2022. Rent is due for August 2022 and the Los Angeles City Council needs to clearly communicate that to its tenant constituency.

SEC. 2. Section 1179.05 of the Code of Civil Procedure is amended to read:

1179.05. (a) Any ordinance, resolution, regulation, or administrative action adopted by a city, county, or city and county in response to the COVID-19 pandemic to protect tenants from eviction is subject to all of the following:

(1) Any extension, expansion, renewal, reenactment, or new adoption of a measure, however delineated, that occurs between August 19, 2020, and June 30, 2022, shall have no effect before July 1, 2022.

(2) Any provision which allows a tenant a specified period of time in which to repay COVID-19 rental debt shall be subject to all of the following:

(A) If the provision in effect on August 19, 2020, required the repayment period to commence on a specific date on or before August 1, 2022, any extension of that date made after August 19, 2020, shall have no effect.

(B) If the provision in effect on August 19, 2020, required the repayment period to commence on a specific date after August 1, 2022, or conditioned commencement of the repayment period on the termination of a proclamation of state of emergency or local emergency, the repayment period is deemed to begin on August 1, 2022.

(C) The specified period of time during which a tenant is permitted to repay COVID-19 rental debt may not extend beyond the period that was in effect on August 19, 2020. In addition, a provision may not permit a tenant a period of time that extends beyond August 31, 2023, to repay COVID-19 rental debt.

(b) This section does not alter a city, county, or city and county's authority to extend, expand, renew, reenact, or newly adopt an ordinance that requires just cause for termination of a residential tenancy or amend existing ordinances that require just cause for termination of a residential tenancy, consistent with subdivision (g) of Section 1946.2, provided that a provision enacted or amended after August 19, 2020, shall not apply to rental payments that came due between March 1, 2020, and June 30, 2022.

Communication from Public

Name: Not a Millionaire

Date Submitted: 07/24/2022 10:01 AM

Council File No: 20-0291

Comments for Public Posting: Unless the LA city council wants to bankrupt the local landlords who need to pay monthly mortgage, property taxes, insurance, repairs, utilities, and maintenance on their rental properties, why do they continue to force landlords to keep non-paying renters? Technically, the day renters stop paying rent, they cease to be renters. Please stop your illegal and unconstitutional eviction moratorium. You are rewarding bad behavior and you are NOT doing these tenants a favor. STOP PRETENDING to do this for the little man. These tenants will destroy any credit they have by not paying rent and owing great debts. And landlords will be extra selective in picking their next tenants. EVERYONE WILL PAY for this stupidity. ABSOLUTELY NOTHING about this illegal eviction moratorium is virtuous. If you truly want to feel virtuous, open up your own houses to the homeless and irresponsible tenants. DO NOT FORCE your city's law abiding citizens to pay for your manufactured crises. In hindsight, government enforced shut down and the illegal eviction moratorium should have never happened. NOW STOP IT before it's too late. You can't undo the evil you've already committed. But you can stop continuing to punish your constituents from here on in.

Communication from Public

Name: Nina B

Date Submitted: 07/20/2022 08:49 AM

Council File No: 20-0291

Comments for Public Posting: This moratorium & heavy restrictions put on landlords has gone on long enough. I am seriously shocked and appalled that law abiding citizens have not been able to take control of their properties despite having overwhelming evidence that their "tenants" are taking advantage of the rules put into place. The property damage, loss of income & loss of trust with state officials is irreconcilable at this point. I would hope that you all realize this and right your wrongs

Communication from Public

Name: Angry, Angry Landlord

Date Submitted: 07/24/2022 07:06 PM

Council File No: 20-0291

Comments for Public Posting: I'm tired of how the Democratic party in the City of LA that discriminates against landlords. I'm tired of free rent. I get estimates for over \$42,000.00 for a new roof. Repiping costs with new drains over \$54,000.00. I've had rewiring estimates for over \$100,000.00 and I have to pay property taxes, insurance and other costs of upkeep. It is nothing but economic discrimination against landlords to FORCE them to provide free rent. You have violated state law by canceling contracts. POLITICIANS and GOVERNMENT are responsible for the housing prices by NOT pushing up mortgage interest rates sooner. YOU are pushing the blame onto landlords and using their money just to get reelected. That is communism when we have no legal voice! Even single family home owners pay property taxes & pay property up keep so why should tenants get everything for free? It's always the same people over and over wanting stuff for free. YOU HARASS the landlords as a government by treating landlords unfairly. Now my tenant who feels everything should be free feels I have no right to have an attorney send her a letter asking her to pay rent. It's just one letter during the month and I did not contact her at all and the attorney only contacted her once but you consider that harassment of a tenant when I haven't spoken to her at all. My freebie tenant considers it harassment if another tenant wants me to come to her unit to purchase new blinds for her or repair her (another tenant) garage door. (the other tenant lives on the same property as the freebie tenant) Now helping out another tenant is considered harassment just because the other tenant asked me to come to the property and the freebie tenant doesn't want me on the property? It seems like my freebie tenant is retaliating because she didn't want the one letter from the attorney asking her to pay rent which is below market. The laws in this state, county and city are sick and morally wrong. Some of the things my freebie tenant does to my property without my permission could endanger another tenant. My freebie tenant has also shut off the water for the other tenants without my permission. I HOPE YOU GET SUED!!!

Communication from Public

Name: Carlos Medina

Date Submitted: 07/24/2022 08:37 PM

Council File No: 20-0291

Comments for Public Posting: I may be in the minority but as a tenant I think we need to end this moratorium. My landlord has been a pleasure to work. They work hard and have always attended to our needs in the 4 years I have been here. In my building I cannot say the tenant-landlord relationships have been nearly as good as mine. Yet due to needing more room I had to look for another place. In the process of looking for a new apartment I realized how incredibly expensive and competitive it is. The first 2 apartments I applied for already had ~150 applicants! This is in addition to a 40% increase in rents compared to my current unit. I asked my landlord if she could help write a recommendation and she obliged. I also asked her why is it so expensive and competitive. She told me about the eviction moratorium where some of her tenants' relationship have broken down. She tells me if she ever gets her units back she will be so careful of who she accepts and she will definitely be raising the rents as high as she can after what she has gone through with the other units. She asked me if I was really upset of the current rental market that I should write to the City to voice my concerns. Here I am now, as a result of this moratorium, I too am being hurt by this outrageous rental market of no fault of my own. As a result of helping we seem to be hurting others in this moratorium.