

Communication from Public

Name: Owner/Landlord of a Small Mom and Pops Duplex Need protection form Tenant

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Council File No: 21-0042-S3

Comments for Public Posting: I am following up on the email my wife sent you on 4/29/22 in the afternoon with the subject "An Angeleno's Plea" to City Council Members. Recently we visited the LAHD office on Sunset Blvd to discuss our tenant's hostile actions towards us and there is nothing we can do because of the moratorium. Just a little about me, I was born and raised in Los Angeles from middle class parents and have lived here all my life and continue to do so. We live in a duplex on one unit and rent out the other unit which makes us a mom and pop's rental property. We beg you to please consider having revisions towards the moratorium if it cannot be lifted anytime soon especially in cases such as ours in which our Tenants do not have COVID or had ever claimed they had it and should not be protected since they are not affected financially by COVID. We need to exercise our right Under state law, a landlord has a right to remove their property from rental housing use. When my wife and I moved onto the property it was only the two of us. We now have a growing family with several small kids. One of our parents had to move in with us so she can help take care of the kids when we are at work. My wife's parents whose health is also deteriorating in which her father will need heart surgery soon. My wife, an only child, would like to move her parents to the other unit so she can help take care of her parents and drive them to appointments. When we brought up to the tenants that we plan to do home remodeling to accommodate our kids they became retaliatory, hostile, and in retaliation suddenly called LA housing on us to complain about dozens of fixes (not asked for previously) that supposedly need to be done in their unit. There are many unscrupulous law firms who give this kind of advice to tenants free of charge. Moreover, one of the tenants moved in a stranger without authorization and has been taking advantage of the moratorium and not allowing us to do the proper background check on a stranger that comes and goes into the common areas as he pleases. This is against our lease agreement We do not feel safe in our own home, nor do we have the ability to let our kids play in the backyard because of this stranger living on the property. I called LAHD and they said there is nothing we can do to complete a thorough background check, we just have to tolerate them until the emergency moratorium is over. These

tenants have made false accusations, implied threats, tried to bully, intimidate, and harass our whole family and it has been a nightmare since then, especially living so close to them. We are not rich by any means and we have never initiated to raise the rent on them since they moved into that unit. Until this conflict, and even during it, we have always tried our best to be fair landlords and just good people, despite all the misery our tenant has put us through. Please know that we are not trying to do the Ellis Act to be retaliatory for their behavior, nor are we trying to evict them so we can get higher paying tenants. We understand that the Ellis Act would require us to take our property off the rental market and that we cannot rent the property to Market Value for 10 years. We are completely fine with all this because our only intention is to do what our growing family needs with our property so we can once again have peace and safety in our own home. After this experience, we are no longer interested in renting out our property. Again, please lift this Emergency protection or have it revised so that families that are mom and pops such as ours that are not developers are able to initiate owner occupancy or the Ellis Act on our tenants who are not affected by COVID so that we can get our home back and live a peaceful and secure life that all citizens of the city should have. They of course will be getting the required relocation fee of at least \$23,500 that the city imposes.