

Communication from Public

Name: JJ

Date Submitted: 07/26/2022 11:17 AM

Council File No: 20-0291

Comments for Public Posting: How do you expect landlords to continue to carry the burden of this pandemic without any relief? My one and only tenant is completely gaming the system. Claiming Covid financial hardship, and living rent free in a 1250 square foot house. Zero communication and apparently no intention of paying. I have had to take a 2nd job, so I can pay the mortgage and taxes, whilst the tenant continues to live rent free. I am not a greedy landlord. I have not raised rent for 5 years. Unfortunately I feel there is close to zero chance of ever receiving any of the money owed to me. The tenant will simply disappear or claim bankruptcy. I want to move back into my house, but I can't even do that under the moratoriums rigid rules. The pandemic is not the same hardship as it once was. Employment prospects are good. I strongly urge you to end the moratorium, or make changes so that it's not so clearly onerous on us Mom and Pop landlords.

Communication from Public

Name: Small Landlord suffering

Date Submitted: 07/26/2022 11:45 AM

Council File No: 20-0291

Comments for Public Posting: The problem with increased rents does not stem from the private real estate sector. As long as California and specifically the City of Los Angeles continue draconian permit fees, restrictions, costly building codes...there will never be enough affordable housing. Unless the government is willing to be the providers of housing and turn this city into a socialist/communist city, you have to allow those who are in the business of development and rental management be able to profit from their investment and hard work. Like any other business such as health care, food, clothing, building materials, construction and rental management is a business and it entitled to make a profit. If you took this attitude to Kroger, Costco, Home Depot...and told them not to profit they would simply leave the city. Why is it that the housing industry is the only one faced with such limiting restriction that they literally cannot breathe. The way I see it, you cant have it both ways. You simply cannot mandate costly rules such as outlawing natural gas in homes and expect there not to be a cost to the end user which in this case is the renter. Lets just see what happens when a home without gas needs to heat the home in the winter and gets an astronomical electricity bill, and not to mention strain on the power grid. Housing like food, health, clothing...is a for profit industry. One that is supposed to be regulated under the laws of this country. But it seems lately that the rights of housing providers are the sole group having all their rights taken away and vilified as being the source of all bad. In reference to that last statement, i would like to bring to your attention the eviction moratorium. How is it that nullifying signed legal contracts between two parties be justified? How is it that housing providers, the very people who are needed in the city the most are treated as the bad guy and have their rights taken away while at the same time need to continue paying mortgage, tax, insurance, upkeep, repairs...this is not equal treatment under the law. Worse yet is the "Self Certification" process which allows dishonest tenants a license to steal. This is truly unconstitutional. And anyone who continues to support this theft of income from many small landlords should be dealt with legally and bring this to a stop. The actions of a few elected individuals is causing much harm to the housing situation and small landlords.

Communication from Public

Name: LA Tenant

Date Submitted: 07/26/2022 01:19 PM

Council File No: 20-0291

Comments for Public Posting: I want to thank the City Council for the dedication to the public's safety and overall LA community by continuing this vital rent moratorium. These are unprecedented times and Covid-19 has kept evolving to where it continues to be a threat to not just health but economic well-being of Angelenos. Nobody wants the emergency situation but if this moratorium were to end in our city, it would be catastrophic. I personally know many individuals and families that would be houseless or subject to eviction if it weren't for this important emergency measure. These are hard working Angelenos that due to ongoing and current Covid exposure risks at work, have become economically unstable since the pandemic. We cannot let this turn into a wave of evictions that will only multiply our emergency. We ask that Council members please extend this moratorium through this emergency situation, especially with surging rates of infection.

Communication from Public

Name: Luna

Date Submitted: 07/26/2022 06:04 PM

Council File No: 20-0291

Comments for Public Posting: Thank you to the City for understanding that if it weren't for this emergency moratorium measure, we would be in a truly dire situation across all LA. Unfortunately, most landlords have been accustomed to price increasing and at times rent gouging, every year due to property location (LA) and the never ending influx of residents. But like any other business, there is never a guarantee of income, success or status quo. LA was faced with a unique and extreme situation and the City Council listened and understood the needs of its resident tenants and put in place the critical response needed. If it weren't for this moratorium, there would be countless families, seniors, students and working individuals on the streets. Please keep this emergency order in place. Tenants are still waiting on application processing, landlords are still getting paid by Housing is Key as well as receiving mortgage assistance so please hold this longer, we cannot fail our City.

Communication from Public

Name: rational personal
Date Submitted: 07/26/2022 09:07 PM
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: Giovanni Perez
Date Submitted: 07/26/2022 09:33 PM
Council File No: 20-0291

Comments for Public Posting: I know the City Council thinks they are doing godly work by protecting poor tenants from covid and evil landlords. But have we ever taken a step back and looked at what is happening? We are forcing and confiscating private property so we can allow the public to use it. I mean it sounds a bit surreal. So there is essentially no enforcement of any rules only the ones the Government sees convenient to them. But lets suppose we get to a point where covid is 'gone.' Now what? What happens to rental arrears when there is no money left? What happens the day the landlord finally removes the problem tenant and the place is destroyed? After accumulating 3 years of arrears now the landlord has to deal with repairs which could very well be in excess of the arrears. Seriously City Council I am not very sure this was thought out at all. The way we are going about this seems very novice and lacks any true vision or leadership. As much as you may not want to accept it, we are hurting the rental sector more from all this bad policy.