

## Communication from Public

**Name:** susan

**Date Submitted:** 08/25/2022 02:51 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Hi CC, it's me again. Just curious. I've mentioned several times in my comments how OUR city council provided no resources to help landlords, Did I miss something and if so, please let us know as we could all use any help we could get. But Housing/CC with their favoritism for tenants provided them with free lawyers. This certainly sounds like discrimination to the Mom and Pop, "small landlords", doesn't it? So, landlords, either not receiving any rent, or a fraction of the rent, had and continue to have to spend their money on an attorney while tenants continue to use used their free pass frequently. Mine did, having theirs send an absolutely ugly, threatening letter full of disinformation to me. I spoke with housing to see if any of the threats were true. They were not. Later, I asked the tenants why on earth would they sign off on such an ugly letter...? They said, 'oh it wasn't meant for you, it was meant for...(A Hard Nod at my second rental house)' that at the time housed a tenant with whom they were in constant conflict. I, of course, contacted the State Bar with a harassment complaint. What I am now very concerned about is your apparent complicity with tenants and tenant groups by not providing any services or resources to small landlords. The cost of the eviction process and the attorney fees are a problem for cash-strapped small landlords. Can you remedy that by recognizing that this is an area in which you could help with support? We would certainly appreciate it. Maybe a new, innovative program that provides help for the with the eviction process? We await your decision.

## Communication from Public

**Name:** Mom and Pop Landlord

**Date Submitted:** 08/25/2022 02:07 PM

**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 for the Ellis ACT or 17,500 for mom and pop owner occupancy.

## Communication from Public

**Name:** Mom and Pop Landlord

**Date Submitted:** 08/25/2022 02:08 PM

**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

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## Communication from Public

**Name:** Ladarius Mitchell

**Date Submitted:** 08/25/2022 01:47 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Hi City Council, as a young black small landlord I wanted to have faith in our elected leadership but it is hard to do so today. Why do we still have a State of Emergency? I am reading the original verbiage and I ask does this still apply? "the Council of the City of Los Angeles ratified the Mayor's Declaration of Local Emergency, dated March 4, 2020, wherein he declared that conditions of DISASTER or of EXTREME PERIAL to the SAFETY of persons and property." It appears we are in a completely different world and place than the originally stated reasons for a State of Emergency. Can you honestly tell me this is still applicable? "the existence of a local emergency is essential to mobilize local resources, coordinate interagency responses, accelerate procurement of vital supplies, use mutual aid, and seek future reimbursement by the State and Federal governments in order to successfully address COVID-19." Please also see the updated CDC guidance from August 11, 2022. Then on August 18, 2022 CDC Director Lays Out Overhaul of Agency After Pandemic Missteps following a four-month review, Rochelle Walensky announces plans for changes at top US public health agency. If the CDC can admit to its own pandemic missteps perhaps LA City Council can too?



## New COVID-19 guidance from CDC focuses on individual decisions

- Those exposed to the virus are no longer required to quarantine.
- Unvaccinated people now have the same guidance as vaccinated people.
- Students can stay in class after being exposed to the virus.
- It's no longer recommended to screen those without symptoms.

August 11, 2022



"This guidance acknowledges that the pandemic is not over, but also helps us move to a point where COVID-19 no longer severely disrupts our daily lives.

We know that COVID 19 is here to stay."

— Greta Massetti, PhD, MPH, Centers for Disease Control and Prevention

August 11, 2022

## Communication from Public

**Name:** psychologically harmed person from city hypocrisy

**Date Submitted:** 08/25/2022 01:43 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** please take notice of State AB2179 language and ask why our local leaders have not informed the public about it. all rental debt is due by August 31, 2023. you reference that to City Ordinance 186585's own verbiage of a repayment period, "Tenants shall have up to 12 months following the expiration of the Local Emergency Period to repay any past due rent." Thus by inference the State of Emergency should lift by August 31, 2022 and repayment should begin to be compliant to State law. the City must be held accountable to their own laws. The City of Santa Monica has passed a new Ordinance that acknowledges State's August 31, 2023 absolute end date. Don't break any more laws, repayment must begin no later than September 1, 2022 to be compliant with State.

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.