



Armando Bencomo &lt;armando.bencomo@lacity.org&gt;

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**Fw: End the Eviction Moratorium**

1 message

**Benita Duran** <duranbenita@yahoo.com>

Wed, Sep 14, 2022 at 1:11 PM

To: "Armando.Bencomo@lacity.org" &lt;Armando.Bencomo@lacity.org&gt;

Councilmember Gil Cedillo.

It is time to end the Eviction Moratorium I am one of many known as the Mom & Pop Landlords from CD 1. While your intentions may have been to shield tenants during the pandemic you have placed a significant financial, health and physical burden on me and my family- In order to provide free housing I work 2 jobs 15 hours a day to pay the, fire insurance \$70, LADWP-water \$200 sewer service-sanitation \$142.73, RSO fees,-mortgage on the property\$1,800 which I had renovated to provide quality safe housing the rent was only \$1200 a month for a beautiful Craftman home 2 bedroom- since I have been forced to provide free housing,I have had to withdraw from my pension and pay a penalty for the withdrawl and this was needed to pay \$2923.83 to L.A. County property taxes. Despite COVID-19 case levels tapering off you have continually approved new extensions without taking into consideration that extending the moratorium is causing not only my finances to be depleted.but my health and safety as well. Also you permitted tenants to bring additional people into the rental unit-this caused not only for the DWP water bill to increase but trash and cleaning cost increased and I had to pay. As of today I have still not receive a Declaration from the tenant, but they were able to take an international trip to South America. While I continued working through the entire pandemic, taking every precaution immunized,boosted thankfully I never became ill but do you understand to what extent your actions have caused a physical, financial and emotional drain placed upon me, the financial burden that has threatened my quality of life. In Jan 2021 SCEP inspection completed in the rental unit the tenant was advised to remove, non-operational vehicles, accumulated clutter and to clean the interior of the rental unit. In August 2021 LADBA inspected the rental unit and were notified to remove clutter. This past July 2022 I had new AC's and ventilation fans installed into the rental unit- I took several photos of the damages caused by the tenant not only is the kitchen destroyed but the bathroom floor tile broken, shower stall cracked. Who will pay for these damages- how am I going to financially afford this? take on a 3rd job?.

I am imploring you to bring an end to the moratoriums. In addition, I recommend that an amendment to the Los Angeles Housing Department (LAHD) Handyworker Program that provides free minor home repairs program. Your amendment should stipulated that Mom and Pop Landlords such as myself are eligible for extended renovation and repair caused by tenants who abused the eviction moratorium- that grants be set aside for the repairs.

Sincerely, Your Constituent,  
Benita Duran







**3119 N SIERRA ST**

Date Received: 8/7/2021  
Description: TOO MANY ITEMS STORED ON PROPERTY (JUNK)  
Inspector: AUGUSTUS ALBAS  
Phone: (213)252-3038  
Status: REFERRED TO HOUSING DEPARTMENT