

Communication from Public

Name:

Date Submitted: 09/27/2022 08:28 AM

Council File No: 21-0042-S3

Comments for Public Posting: The LAHD report which recommends ending eviction protections that were enacted as part of the city's emergency order may be in violation of TAHO, the TLA Tenant-Anti Harassment Ordinance #187109, which indicates both civil and criminal consequences for a landlord and has special provisions for landlords who in violation against disabled tenants. TAHO restricts a landlord from threatening or using relocation assistance on no-fault evictions for back rent owed. However, the LAHD report recommends allowing a landlord to use relocation assistance on no-fault evictions for back rent owed.

Please do not move forward with the recommendations in the LAHD report until this is resolved.

Communication from Public

Name: Emily Boskovich

Date Submitted: 09/27/2022 08:20 AM

Council File No: 21-0042-S3

Comments for Public Posting: Please I am a Mom Apt Owner on Social Security and with all rising Prices I may not make it. Not all Landlords are Bad, I am under Rent control now for 3 years and am caught in having low Rents already. Unfortunately I had a Tenant that did not Pay me for 9 months then left with considerable damage for me to handle. Thank You for Listening!

Communication from Public

Name: Disappointed

Date Submitted: 09/27/2022 07:04 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am a small landlord in LA city who has been affected the eviction moratorium that is now past 930 days and approaching 3 year mark!! The impact it has on my family and many small landlords like myself is unfathomable. My financial and emotional impact has been significant. I am a small landlord with 1 property that was our first home which we decided to rent in 2017. Since covid, we saw partial to no rent from the tenant and that was 3 years ago. Housing Key covered some rent (15-18 months) which they paid in 2022. In 2022 - we have received no rent from Jan- May. And some rent coming in now but have been burdened severely with repairs, rising service cost, rising HOA, mortgage, property tax. My property is in Woodland Hills / Warner center area. Rent has been stagnant for last 4 years. I am owed a back rent of \$15,500 this year and counting. Meanwhile I am obligated to cover mortgage, property tax and everything else to maintain the property . My son starts college in a couple of years and this is the money i am tapping in from his college to continue to be housing providers. LA city has been punishing landlords like myself in the name of solving housing problem. I understand the deserved need help. The blanket protections are not helping us. We are the victims here. Small businesses like myself are the backbone of the LA economy BUT clearly we are the unwanted ! I am just one of the thousands of landlords that I am in touch with who have horror stories to share . Every other city, county in US has ended the moratorium except us. We are being destroyed as affordable housing providers with the draconian policies that has no end in sight. My townhome is being rented for 30% below market price in Woodland Hills. Yet I am being penalized to continue to do more without any support. We have been trying so hard to have our voices heard yet all that the govt and the entire legal system does is represent tenants. We matter, we exist we need to be heard. We are not here for profit. I am not making money on my property. It's not even breaking even. I need to sell my property and I cannot with the moratorium in place. With these policies I am being held hostage and forced to be business making a loss at the cost of me and my family's sanity . We are being penalized to tell our stories with the fear of retaliation. How can we be silenced this way? How is it that LA city is so much worse than any city which ended their moratorium

9 months ago? 1. End the moratorium 2. Give our properties back to us 3. Allow owner move ins 4. Keep tenants accountable to pay back rent

Communication from Public

Name: Robert Jackson

Date Submitted: 09/27/2022 07:09 AM

Council File No: 21-0042-S3

Comments for Public Posting: It is far past time for the City of Los Angeles to remove the eviction moratorium imposed in response to the COVID pandemic. Unemployment rates have been very low. Employers are looking for workers everywhere. Anyone, and everyone who needs or wants a job can get one. It is time to end the illegal taking of landlord property by removing the eviction moratorium without any exceptions, particularly anything to do with "self attestation of COVID hardship." "Self attestation" is a joke. "COVID hardship" is non-existent! We have a tenant who "self attests" they can't pay rent due to COVID hardship, and they've not paid rent for two years! Yet during this time, they purchased a new car!! I can guarantee you they bought the car on credit, which would not have been possible without reliable income! END THE EVICTION MORATORIUM immediately! Failure to do so by the City should trigger a massive class action lawsuit by landlords for the illegal taking of their property by the City. You can not possibly, legally, set aside legally binding contracts ("rental agreements") and yet maintain all controls and requirements on landlords! THE CITY'S EVICTION AND RENTAL INCREASE MORATORIUM HAS EVEN PREVENTED LANDLORDS FROM LEGALLY COLLECTING CITY APPROVED PASS-THROUGH COSTS FOR CAPITAL IMPROVEMENTS, INCLUDING THE SEISMIC RETROFIT COSTS! IN SOME CASES, LANDLORDS PAID OUT THE MONEY FOR THESE EXPENSES TWO AND THREE YEARS AGO, WITH A PROMISE FROM THE CITY THAT TENANTS WOULD SHARE IN THE COSTS! THEN THE CITY STEPS IN WITH AN UNREASONABLY LONG EVICTION AND RENT INCREASE MORATORIUM! (By the way, the capital improvement and seismic retrofit costs are NOT rent and should have NEVER been included in the moratorium! Shame on the City of Los Angeles for using the COVID pandemic as it has! End the moratorium on evictions and rental increase (and pass through costs) immediately!

Communication from Public

Name:

Date Submitted: 09/27/2022 12:01 AM

Council File No: 21-0042-S3

Comments for Public Posting: Enough is enough with this joke that incapable LAcity council and the useless mayor is playing with the small landlords. Enough of this propaganda that you are all spreading of evil landlords and spiting against us. Enough of these one sided protections that you are giving tenants at the cost of us small landlords. NO govt body unless you are some corrupt entity in the most rotten part of the world would do this. This is a govt enabled hiest that is very calculated. You all should be ashamed of yourselves ! You are all enablers of free loaders and complacency and you are the reason for small landlords ' losses .