

Communication from Public

Name: Michelle Jones

Date Submitted: 09/28/2022 11:34 AM

Council File No: 21-0042-S3

Comments for Public Posting: Agenda Item 1/ Council File 21-0042-S3. city, Please end the moratorium on evictions and rent increases. This is unfair to owners and those who are paying their rent responsibly and timely. You are encouraging rentor's to not pay their rent.
Michelle Jones

Communication from Public

Name: Concerned Housing Provider

Date Submitted: 09/28/2022 11:35 AM

Council File No: 21-0042-S3

Comments for Public Posting: Please allow rent increases again immediately for RSO units. Inflation has been sky high, taxes have increased, minimum wage has increased, YET rents can't be raised. All of the extra cost is illegally forced upon landlords. This is ridiculous. The COVID pandemic per Biden is OVER. It's been 3 years of no rent increases. Ppl are living normally. No one will want to be a housing provider or invest in housing in LA with these draconian anti-housing provider policies.

Communication from Public

Name: D Kim

Date Submitted: 09/28/2022 11:47 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hello City Council, I manage a 44-unit apartment located in the city of Los Angeles, in Koreatown. One of the tenants now owes over \$70,000 (there are more tenants with deferred balances, but this tenant has the highest balance) in deferred rent because he/she has not paid in full since 4/1/2020, once the city's Emergency Order went into effect. He says he applied for the rent assistances, but I have never received any assistance payment. Furthermore, he used to drive a Lexus SUV at the start of pandemic, now he drives a 2-door Mercedes Benz sports car costing over \$100,000. He plays golf every weekend. This is very unfair. He obviously has the money to afford a very expensive car and maintain his life style, but he is protected by only his own stated (unverifiable) hardship and the City's blank eviction moratorium. I do not know how he will pay back such a large deferred rent balance. I also question whether he even have a motivation to do so. The city has created an extremely unfair situation, completely at the expense of the housing providers, that has become untenable. I ask to put in the record my comments herewith including my question as to whether the City will compensate the housing providers throughout the City when they are are unable to collect from this and other tenants? Thank you for your consideration of my comment. Regards, D. Kim

Communication from Public

Name: Paula Gerez

Date Submitted: 09/28/2022 11:47 AM

Council File No: 21-0042-S3

Comments for Public Posting: Greetings, mom and pop business' have paid a hefty price from over two years of challenging rent collections, ban on rent increases, and enormous increases in building and operational costs which continue to rise during this hyperinflationary period. Simultaneously, over the last two years, City rates and fees including for the Systematic Code Enforcement Program (SCEP), RecycLA, and Los Angeles Department of Water and Power have also significantly increased. Continuation of these moratoriums will force small business rental housing providers to remove their buildings from the rental market. Buildings are already being removed from the rental market or sold to developers or corporate property owners who will turn the City's naturally occurring affordable housing into condominiums or luxury rental units. The already scarce affordable rental housing will be gone, a situation that harms everyone. Only rental housing providers remain subject to these expansive COVID measures – no other businesses have been subjected to prohibitions that freeze prices, limit legal remedies for pursuing revenue collections or impede contractual agreements. These emergency measures were imposed during an unprecedented emergency and put in place to address tremendous public health and safety concerns. Over the past two plus years, we have gained a better understanding of COVID-19, with a vaccine and a booster now readily available, schools have re-opened, business sectors are back to normal operations, and individuals are working and/or have new employment opportunities, and there has been mass attendance at large scale events such as this year's Superbowl. All of these changes reflect the vast difference in our lives today as compared to over two years ago when the pandemic began, and these emergency actions were taken. We own a duplex, the tenant in the rear unit of the building has been working well over a year, vacationing and living their best lives not paying their rent. I on the other hand have to carry balances on my credit card to pay all of our expenses. Because of your one sided rulings, the tenants are embolden to cheat my family of what is rightfully ours. These moratoriums were intended as temporary emergency measures in response to an unprecedented event and must not be used as the impetus to hastily advance permanent housing policies without thoughtful deliberation.

Communication from Public

Name:

Date Submitted: 09/28/2022 12:06 PM

Council File No: 21-0042-S3

Comments for Public Posting: It's time to end the city eviction moratorium and rent increase freeze. City rate and fee significantly increased, labor and building materials are increased dramatically. Crime rate went up for the past 30 months has a lot to do with one bad policy, there's no respect for law and order or authorities. Small business owners suffered the consequences.

Communication from Public

Name: Katie Levine

Date Submitted: 09/28/2022 12:08 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Katie and I live in Los Angeles, where I've lived for 12 years. I'm here with HEART LA and in solidarity with the Keep LA Housed Coalition. As a pet-owner I want to urge the City to ensure that pets and pet-owners who have been protected during the emergency period are not exposed to undue threat of eviction. Unauthorized pets and additional tenants who moved in during the local emergency period should not be grounds for eviction after the ordinance ends. Animal shelters and homeless shelters alike are at capacity. We cannot risk Angelenos and their pets losing their homes and ending up on the street.

Communication from Public

Name: juliana

Date Submitted: 09/28/2022 12:10 PM

Council File No: 21-0042-S3

Comments for Public Posting: Strongly urge the Ad Hoc Committee to bring an end to the City's eviction moratorium and rent increase freeze this year! It is critical that the Ad Hoc Comm hears us and helps all of the homeowners , apartments owners to survive the devastating economic losses we encounter over the last 2 years. Sincerely
Juliana Astalis

Communication from Public

Name:

Date Submitted: 09/28/2022 12:14 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please, please lift the emergency moratorium for small/pop and mom landlords. My husband and I own a duplex in the City of LA - it is our only property here. We purchased it with the intention of moving my in-laws into one of the units so that they would be closer to us given increasing health problems in their elderly years. Moving them would also lessen the financial burden because it would eliminate the rent that they are currently paying elsewhere. It's been two years now and we have been unable to do so. We have been patiently waiting for the City to lift the eviction moratorium, and yet it has continued although the initial emergency is no longer. We feel trapped and as if the City owns our property because we cannot do anything. Also, the current tenant is young, healthy and employed, and also pays well under market, so the rent we receive does little to support our financial needs with my in-laws. Our tenant has the possibility of finding other housing with sufficient notice. My in-laws have medical needs and we need them close to us. Please lift the moratorium, at least to mom and pop landlords! While tenants are facing hardships, so are mom and pop landlords. I know of an elderly person who depends on the rent from a single unit she owns, and she is also stuck and dealing with many pressures from the inability to manage her property for her needs. We cannot even lift our needs and voices publicly because we are blasted as not respecting housing rights, when it is absolutely not the case. Please think of your constituents who are also experiencing hardships because of the moratorium.

Communication from Public

Name:

Date Submitted: 09/28/2022 12:24 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a landlord of a duplex in LA who relies on the rental income to provide for my family, these restrictions are taking a toll on my ability to effectively and financially manage the property. I ask that these restrictions be removed.

Communication from Public

Name: Belinda Campos Bresnahan

Date Submitted: 09/28/2022 12:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: Keep LA Housed is encouraging the following talking points in support of Items 26 and 29: COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. We should learn from the policies that worked during the pandemic and enact stronger protections to prevent even more people from falling into homelessness. Tenants are still recovering from the pandemic. The freeze on rent increases during the emergency has helped keep tenants housed as they get back on their feet. If large rent increases are allowed in January, many tenants will not be able to afford rent and face eviction. Before the pandemic, tenants that got sick or lost work could face eviction if they fell a little short on even one month's rent. That's not fair. Too many people were evicted because they weren't allowed time to get back on their feet. We need a better policy going forward. The County shouldn't allow evictions over small amounts of missed rent. The StayHousedLA program has been a lifeline for struggling tenants. We support making the program permanent and the expansion of the program to meet the County's eviction needs. When tenants have access to lawyers in eviction, they are able to successfully use the protections written in the law and are less likely to slip through the cracks when they should be protected. This stabilizes our communities, improves equity, and ensures all of us are able to participate in our economic recovery. This motion takes the right approach to supporting the county's tenants and small landlords. Allowing tenants to be evicted easily does not help small landlords. By protecting tenants and providing resources for small landlords, we can address occasional hardship for landlords without worsening our housing and homelessness crisis.

Communication from Public

Name: Gloria Saucedo

Date Submitted: 09/28/2022 12:37 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a small property owner. I am a retired teacher who is urging the City of LA to end this eviction moratorium and rent freeze! I depend on my rents to live. All other businesses are back to normal. Why are we still responsible for subsidizing renters, who by the way, are not being vetted for honesty!! (some of them now have new cars etc.)This situation was to be a temporary fix. We are now past the 2 year mark and our hands are tied . Yet, we are expected to continue paying utilities, taxes , registration fees etc. as well as going through City Inspections. Why is there not a freeze on all of these items??? Do our LA leaders take an active part in allowing people to stay in their homes? I'm sure they have ample room to accommodate some of these people! What our city leaders are doing, is simply NOT FAIR. They are legally stealing from us. Simple as that. This needs to end.

Communication from Public

Name:

Date Submitted: 09/28/2022 12:40 PM

Council File No: 21-0042-S3

Comments for Public Posting: If we treat housing providers badly, the housing providers will provide less housing in CA. I am a housing provider of apartments and rooms, and I have stopped investing in any more housing in California. Under normal non-emergency situations, my properties are normally not under rent control so, I have always kept my rents hundreds of dollars per month below market rate because I manage them myself and I want to attract and keep good renters who take care of my apartments and treat my neighbors respectfully. I would not evict tenants unless I had a very good reason to evict them, because it is expensive and hard work to find good new renters. All these new rent controls have caused me to have to pay for lawyers and property manager consultants to keep up with all these new rules. If I have to hire property managers full time, I will have to raise rents dramatically to pay for the property managers to keep up with all these new rental laws and protections. The reason I may have to hire property managers is because I am working too hard to keep up with all these harsh tenant protections, rules and paperwork. I feel that rent controls raise the prices of rents and cause more homeless. The new rules are making it so hard and expensive to evict someone, that any rational housing provider would try extra hard to only rent to the most qualified renters. It is not worth the risk of expenses, relocation fees, and long eviction court lines while not collecting any rents to rent to someone with bad credit or bad rental history. Those people probably have a much harder time finding someone to rent to them and become homeless, because the City and State rules make it not worth it to take the risk to rent to anyone who is not the most qualified. If the City or State takes away our right to check on tenant qualifications so that we have to gamble whether we get a good tenant or not, or if we have to prove we are evicting for a cause and pay for lawyers and private investigators to prove we have a bad tenant to the courts before we can evict, then we will have to charge much higher rents to save up money for damages of the much higher risk of getting bad tenants causing damages to our properties or not paying rent or bothering the neighbors. The solution is letting housing providers quickly and cheaply evict without having to prove a cause for eviction. 99% of housing providers will not evict unless they have a fair reason to evict. I am asking to make it easy

on housing pro so we dont have to pay massive amounts of money to prove we are evicting for a reason and having to charge higher rents to pay for this added risk to our properties. This will motivate most tenants to behave. We should let housing providers rent to who they sense is good to rent to and charge whatever people are willing to pay for rent and this will create slower increasing rents prices because we wont have to rent to or get stuck with as many bad tenants. Los Angeles properties are expensive and rents have to be high to pay for the high costs of properties and repairs, but we can only raise rents as high as people are willing to pay and we won't have to include as high of a price for lawyers and damages in our rent prices if we are permitted to choose who to rent to and easily get the bad tenants out if we make a mistake and rent to bad tenants. The City should not pay tax payer money for tenants to have lawyers because that will raise housing provider costs up dramatically and their for raise the price housing providers have to charge to make a profit worth it to continue providing housing. Housing providers will have to save up emergency money to pay for Lawyers to fight the City/taxpayer paid attorneys to get bad tenants out. Remember 99% of the time, a rational housing provider is not going to evict someone who is behaving and housing providers should not have to go to court and pay for Lawyers and private investigators to prove the tenants are bad in court just to evict. Housing providers know if the tenants are bad and should not have to be legally burdened with bad tenants or else housing providers will have to charge much higher rents to get reimbursed for damages. Also, when tenants are not paying housing providers rents while waiting for eviction this costs housing providers a lot of money which also increases the necessary high rents. About the only people who win from rent controls are the attorneys, and property managers, who the tenants, housing providers, and tax payers have to pay for with higher rents, and property manager fees and the added costs of homelessness do these unnecessary high rent caused by rent controls and renter protections. Please contact me if you want me to explain further. I also have more solutions for the homeless problems. Thank you for your consideration. We should build homeless housing out in the desert where land is cheaper so we don't attract more homeless from around the world.

Communication from Public

Name: Hermes Padilla

Date Submitted: 09/28/2022 12:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Hermes Padilla and I was born in Los Angeles and have lived in various areas of the city but I currently live in city district 12. I'm here with SAJE and in solidarity with the Keep LA Housed Coalition. As a renter who has assisted at a weekly tenant action clinic and that has been forced to move on various occasions, I have seen how an eviction impacts people. I, like many of my friends, family and other tenants have been personally impacted by the pandemic medically, emotionally and financially. With the prices of rents in LA being so high, it is not shocking that many renters are living pay check to pay check. This situation makes it extremely hard for many folks to pay higher rents or be able to move. Not only is there an economic barrier to moving, but it can have a big impact on people's emotional health because for many they would be leaving behind the community and home that they've known their whole lives. For some an eviction is worse and can lead to them living on the streets. This is why I urge you all to please support what the tenant bill of rights so that everyone can stay in their homes and so that unjust evictions do not occur. We need protections that will keep people in their homes and away from houselessness. Thank you.

Communication from Public

Name: Teresa Garcia

Date Submitted: 09/28/2022 12:48 PM

Council File No: 21-0042-S3

Comments for Public Posting: por favor de remover esta emergencia. my familia y muchas familias como nosotros estan assiando affectada financieramente y mentalmente solo queremos que nos dejen vivir en la propiedad que con tanto efueso nos a costado poranos adquirir =. Ponganse la mano en el corazon no somos gente de inversionistas si no personas trabajadoras que trabajamos dobleturno o dos trabajos para poder adquirir una propiedad despues de tantos anos para poder rener un lugar que podamos llamar casa. Tomen encuesta que la emergencia de el COVID ya no esta. nuestros inquilinos an comprado nueva propiedad se an movido y and movido otros familiares al igual andan en carros como LandRover Alfa Romeo, Mercedez y Jeep deportivo en addition nos intimidan ya que dise que el MOratoriums los protege. aditional la segunda inquilina a parado de pagar la renta al igual ella a seguido trabajando todo el tiempo pero sinenbargo se ba para los casinos y siempre anda bien arreglada de su pelo y sus unas.

Communication from Public

Name: Joel Levin

Date Submitted: 09/28/2022 12:52 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a small landlord in Los Angeles. My wife and I own several small apartment buildings. We work hard to provide good service and decent housing to our tenants. In the two and half years since COVID started, there has been tremendous inflation for landlords. Maintenance, supplies, insurance and utilities have all increased dramatically. At the same time, there has been a rent freeze and there is now a proposal to continue the rent freeze until 2024. It is not possible to provide housing services below the cost to deliver them. Every other city in the country has ended or is wrapping up its eviction moratorium and rent freeze. If you do not allow small landlords to run their businesses and make a living, you will not have any small landlords left in Los Angeles. I know many who are looking to sell their buildings or take them off the market because they cannot support their families due to the high cost of providing housing services. Thank you for considering my comments.

Communication from Public

Name: jay shafi

Date Submitted: 09/28/2022 01:01 PM

Council File No: 21-0042-S3

Comments for Public Posting: PLEASE-PLEASE-PLEASE FOR GODS SAKE STOP THIS
RIP OFF BY TENANTS THAT DONOT NEED NO HELP,
HAVE HUNDERS OF THOUSANDS DOLLARS IN THE
BANK AND MAKING APT OWNERS GO BANKRAP

Communication from Public

Name: eli
Date Submitted: 09/28/2022 01:11 PM
Council File No: 21-0042-S3
Comments for Public Posting: ok

Communication from Public

Name:

Date Submitted: 09/28/2022 01:15 PM

Council File No: 21-0042-S3

Comments for Public Posting: ok

Communication from Public

Name: CJ Stanley

Date Submitted: 09/28/2022 01:16 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a real estate professional who has watched tenants take advantage of the eviction moratorium while landlords lose control of their property to the city. It's a taking and wrong. LA rent control is unfair and should be amended. old buildings are targeted and new buildings are not included. why? There is no justification for a continued rent freeze. Wages and costs have risen, so why not rents? Illogical. Here's a solution that's fair: LA city should simply remove all restrictions on landlords and offer rent assistance to tenants who say they cannot pay their rent. Covid Pandemic is over. MOVE ON>

Communication from Public

Name: vanessa

Date Submitted: 09/28/2022 01:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: please end the Eviction Moratorium Now we don't know how much we can take. We just ask you to give us back our rights. My husband's health conditions it's been deteriorating with constant high blood pressure for the past few months we have been affected financially and mentally because of this eviction. We will be losing our lifetime hard work and savings as well our lives because of this situation. We just want to end this nightmare. We are in debt over the top. We work over hours extra jobs but we can't make it. our parent are ill they need our care but we can not move them in because of this situation. We have been spending money that we don't have with an attorney already. I just going through mental health issues. I just want to give up on everything because of this situation. Most of these renters that are calling are just lazy people you guys no that like this first guy that called he keeps calling to different items like he doesn't work

Communication from Public

Name: Adele

Date Submitted: 09/28/2022 10:09 AM

Council File No: 21-0042-S3

Comments for Public Posting: It is imperative that the Council maintain the freeze on rent increases as set forth in their Report of August 25, 2022, COUNCIL TRANSMITTAL: REPORT BACK ON C.F. 21-0042 AND 21-0042-S3 IN WHICH COUNCIL INSTRUCTS LAHD TO REPORT ON POSSIBLE AMENDMENTS TO THE EVICTION MORATORIUM, DATA RELATIVE TO THE EMERGENCY RENTAL ASSISTANCE PROGRAM, GAPS IN TENANT PROTECTIONS, STAKEHOLDER OUTREACH AND A PHASED-IN TIMELINE and other underlying eviction protections for tenants. The City of Los Angeles is in a crisis right now with the overwhelming issue of homeless. I am a native Californian and Angelino, and I have never experienced my City grappling with homelessness as it does today. If the renter protections are stripped away as the Apartment Association of Greater Los Angeles implores you to do, we will have an even bigger crises on our hands with no end in sight. We are coming out of a Covid-19 coma right now and it needs to be done slowly and not by stripping away the protections that were put in place during the immediate emergency crisis. If the council does this, it will escalate the homeless problem beyond what any City can handle or resolve. How will you fix this? No one has come up with a viable solution to date. How will removing the protections for existing tenants help? My rent is paid up and was all during the pandemic, but I see every single day, numerous people living on the streets. If you remove these protections now, that number will become even greater. Who is going to house all the people that the landlords want to throw out of their homes? The Apartment Association of Greater Los Angeles is chomping at the bit to evict tenants for any reason. Please do not aid and abet them in their ongoing mission. There has to be a better way than tossing families onto the street. Driving through the Alameda area and Pershing Square is like entering a third world country. People everywhere wandering the streets. Living in anything they can pull together. How are we helping them by lifting these protections now? We are moving into a recession which is going to make everything worse! Do not do this, please. We, as a City, can do better. Going backward now is not the answer. The landlords need to appeal to the federal government for subsidies to help them. Many businesses; farmers; and others ask for help

from the government, they should too. This is a very slippery slope, once you start down it will become a situation that we, as a City, will not be able to resolve, no matter what we do. We are moving into the winter months, putting more people on the street right now would be criminal. Please, do not do this. You saved many people by keeping them in their homes at the beginning and during the pandemic, please do not turn your back on them when they need you the most. Thank you for your help and consideration to my appeal.

Communication from Public

Name: jodee be

Date Submitted: 09/28/2022 10:21 AM

Council File No: 21-0042-S3

Comments for Public Posting: Dear City Council. The rent /eviction moratorium has had a disproportionate impact on small landlords like myself. As prices rise due to inflation and tenants refuse or are unable to pay rent, landlords are stuck in the middle with higher expenses and less income to stay afloat. Some tenants have received rent relief but many did not apply or were not approved. This leaves landlords with the debt. There is a strong labor market today and plenty of jobs are available. PLEASE end this moratorium and help small landlords get back on their feet. Thank you for your consideration.

Communication from Public

Name: Theresa

Date Submitted: 09/28/2022 10:38 AM

Council File No: 21-0042-S3

Comments for Public Posting: The rental freeze needs to be lifted asap. Mom and pop rental units have been severely financially impacted by this rental freeze. For many such as my mom this is her source of income to which worked hard to attain in her pre retirement days.

Communication from Public

Name:

Date Submitted: 09/28/2022 10:43 AM

Council File No: 21-0042-S3

Comments for Public Posting: To Council Members, I am the owner of a multi family dwelling with 4 units in the Silverlake area. I have had 2 of my tenants living here for over 20 years and their rent is well below the market rental costs in my neighborhood. I live in one of the units and have been here for over 30 years. I understood the moratorium measure that were taken during this unprecedented time. These moratoriums were intended as temporary emergency measures in response to this event and must not be used as the impetus to hastily advance permanent housing policies without considering the impact on landlords as well. I don't think it's fair that those units that are already under rent control should be penalized considering the fact that we have maintenance and insurance costs that rise every year. I am a responsible landlord who takes care of my property but enough is enough.

Communication from Public

Name: C. Edwards

Date Submitted: 09/28/2022 10:45 AM

Council File No: 21-0042-S3

Comments for Public Posting: The eviction and rent increase moratoriums have been truly brutal on small landlords. We do not have extensive resources to singlehandedly care for the needs of our tenants' housing during COVID without experiencing hardship if we are not paid rent. We have done more than our fair share with these issues in the face of enormous challenges including inflation that has doubled insurance premiums and building repairs that have to be made out of pocket. The COVID emergency is over and therefore the moratoriums on evictions and rent increases need to be over as well. Is that a tough thing to consider? Are you worried about the fate of folks who haven't been able to pay? I have concerns and sympathies as well. However I simply can't continue to foot the bill for this public benefit. I have stepped up, supported my tenants and done what was necessary to get through the crisis. Projecting this situation into the future: The City of Los Angeles is in a housing crisis. Small landlords are a group that could participate in the solution. However due to the uncertainty in rent created by these moratoriums, the City of Los Angeles has been a terrible place to invest in. How can we consider participating in the future under these circumstances? What are you going to do to restore the faith of small landlords in the City's ability to protect our interests and safeguard our investments? The time for you to end this enormous burden and hardship for mom & pop landlords is now.

Communication from Public

Name: Lorena Sanchez
Date Submitted: 09/28/2022 10:48 AM
Council File No: 21-0042-S3
Comments for Public Posting: Downtown Women's Center (DWC) requests that amendments to Los Angeles Housing Department's recommendations ensure that strong permanent protections are in place before emergency protections end; that expanded permanent protections should include universal just case eviction protections and limits on evictions for small amounts of missed rent; and that tenants and pets that moved in during the pandemic under emergency protections, shouldn't be evicted when the emergency protections end.

Communication from Public

Name: Jacqueline Mejia

Date Submitted: 09/28/2022 10:57 AM

Council File No: 21-0042-S3

Comments for Public Posting: When the pandemic first hit, I lost my job and was unable to find a stable, safe source of income. I have been self employed ever since and I have been severely low income for 2 years. My income makes it impossible to live in the city I was born in. I would be homeless if it weren't for my father who let's me stay with him. Many people don't have the small safety net I do. And it feels outrageous to know that I would be in a severely unsafe situation of it weren't for one little privilege I have. Housing is a human right and you have the power to protect people and save lives. Please vote "YES" on items 19, 26 and 29. I support the proposals below: - Rent stabilization to the maximum extent allowed by state law - Universal just cause protections - Limitations on evictions for failure to pay rent - Relocation assistance for tenants displaced for no fault of their own - Effective tenant anti-harassment protections - Safeguards when landlords attempt to buyout tenants - Codified right to counsel for tenants facing eviction - Strong proactive code enforcement - Removal of discriminatory barriers to housing access, like credit history, eviction history and criminal history

Communication from Public

Name: Neville Isaacson

Date Submitted: 09/28/2022 11:05 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am a housing provider in the City of LA and have been severely impacted by your moratorium on rent increases. Why have you singled us out and why are we being punished when you are the ones who have created this housing shortage. I think it unconstitutional for you to penalize us, when PRICES OF EVERYTHING ELSE IS GOING UP, bread, milk, fruit, vegetables, not to mention the price of gas which keeps on going up and you do nothing to control any other prices, but we are the vulnerable ones who can't fight back. The costs of maintenance, wages, spare parts and all other costs , including our mortgages are costing us way more than ever before. We have tenants who are gainfully employed, who simply take advantage of the system and haven't paid rent in over two years and there is no way that we can ever recoup those lost rents. I can go on and on, how we are hurting, but you think you know better. There is a serious crime problem in this city causing our Security costs to increase way more than ever before. We need strong and positive leadership in our city and we desperately need to increase our rents to keep up with these expenses.

Communication from Public

Name: Susan Collins

Date Submitted: 09/28/2022 11:11 AM

Council File No: 21-0042-S3

Comments for Public Posting: ENOUGH IS ENOUGH! Housing providers are the ONLY business sector that is still being targeted. Mask mandates have been removed from public transportation, vaccines and treatment for Covid 19 are effective and easily available. Housing providers have had our properties seized by the city, state and federal govt. and given to the public for their use - WITHOUT PROVIDING COMPENSATION to the Property Owners. Inflation has affected ALL of us. Through out the eviction moratorium and free rent for all program, housing providers have been required to maintain their tenants escalated requests for repairs, and continue to pay all the expenses associated with being a housing providers. We've even received penalties and fines for late payments for city and state taxes. We can not allow tenants to "Self Attest" - Many of us have tenants who have stated their inability to pay rent and yet, they now have new cars. The pandemic created an urgent need for renters AND Housing Providers- But the current political environment penalizes people who pursue the American dream of property ownership. Need based rental subsidies could have and should have been implemented instead of this unconditional property seizure. President Biden just said "The Pandemic Is OVER" and it is way past time for these unconstitutional measures to be lifted. Start Supporting ALL your constituents today! Please remove the rent freeze and eviction moratoriums.

Communication from Public

Name: Christopher Chaudoir

Date Submitted: 09/28/2022 11:12 AM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the moratorium now. I am a small "mom and pop" landlord with six units in the City. I have been unable to keep up with the increased costs related to operating my units. I am faced with increased fees and have not been able to raise rents to keep up with the costs. Landlords are being unreasonably punished by poor city policy and planning. No other businesses have been expected to bear the brunt or entire burden of the pandemic. Even now, while all businesses remain open and back to normal, landlords face the continued harsh and overbearing restrictions of the moratorium. There is no rationale reason for treating landlords differently. Punishing landlords for the city council's failure to develop a sensible housing plan is unfair and unwarranted. It's time to return back to normal.

Communication from Public

Name: Joseph Laskowski

Date Submitted: 09/28/2022 11:30 AM

Council File No: 21-0042-S3

Comments for Public Posting: I want to urge the Council to end the eviction moratorium. I am a housing provider in Los Angeles, and own two small properties. Since the eviction moratorium, I have now lost \$22,000 on one property and \$16,000 on the second property - and that is after all recovery money was paid. We are a small Mom and Pop operation that is happy to provide quality housing but to be penalized by almost \$40,000 is unfair. All we have done is house people - which is what the City seems to want people to do. The burden has been too much and the time for change is now.

Communication from Public

Name:

Date Submitted: 09/27/2022 03:40 PM

Council File No: 21-0042-S3

Comments for Public Posting: My tenants have received 18 months' worth of rental assistance, but still owe me tens of thousands of dollars. For the City's expectation that I will absorb this financial loss, and on top of it, be responsible for new relocation fees imposed to non RSO is very unrealistic. I am sharing my residence with my elderly parents, who everyday, have to climb three flights of stairs to go to the bathroom or take a shower. My Dad has developed knee problems that require surgery, but we have been putting off the procedure, since there is no way we could recover from the surgery while he stays with me at a house that requires him to climb stairs. I am counting the days until I can move my parents back to my house currently occupied by my able-body tenants (whose only disability is to think and act like a responsible adult). I am fearing every day, that my Dad will fall off the stairs and break his bones due to his weak knee. I am urging the committee to keep my story in mind when casting your votes. I am counting the days so I can help my parents improve their quality of life, and my Dad to get his surgery. They have done so much, and it has been heartbreaking for me to not be able to help them, and to see my Dad suffering with knee pain, climbing up and down the stairs every day.

Communication from Public

Name: isabelle march

Date Submitted: 09/28/2022 09:43 AM

Council File No: 21-0042-S3

Comments for Public Posting: Small business rental housing providers are already reeling from over two years of challenging rent collections, ban on rent increases, and enormous increases in building and operational costs which continue to rise during this hyperinflationary period. Simultaneously, over the last two years, City rates and fees including for the Systematic Code Enforcement Program (SCEP), RecycLA, and Los Angeles Department of Water and Power have also significantly increased. Continuation of these moratoriums will force small business rental housing providers to remove their buildings from the rental market. Buildings are already being removed from the rental market or sold to developers or corporate property owners who will turn the City's naturally occurring affordable housing into condominiums or luxury rental units. The already scarce affordable rental housing will be gone, a situation that harms everyone. Only rental housing providers remain subject to these expansive COVID measures – no other businesses have been subjected to prohibitions that freeze prices, limit legal remedies for pursuing revenue collections or impede contractual agreements. These emergency measures were imposed during an unprecedented emergency and put in place to address tremendous public health and safety concerns. Over the past two plus years, we have gained a better understanding of COVID-19, with a vaccine and a booster now readily available, schools have re-opened, business sectors are back to normal operations, and individuals are working and/or have new employment opportunities, and there has been mass attendance at large scale events such as this year's Superbowl. All of these changes reflect the vast difference in our lives today as compared to over two years ago when the pandemic began, and these emergency actions were taken. Nearly all of other jurisdictions across the Country have lifted similar moratoriums. Despite the significant strides made both in our understanding of the virus and the economy, the City's emergency policies remain unchanged from those that were instituted at the very beginning of this pandemic. It is long overdue for the City to seek an equitable path forward and bring an end to the moratoriums. The rent increase freeze must end with the eviction moratorium this year! NOW is the time for the Rental Housing Industry, like all other businesses, to be allowed to resume normal business operations. These moratoriums were

intended as temporary emergency measures in response to an unprecedented event and must not be used as the impetus to hastily advance permanent housing policies without thoughtful deliberation. The moratorium allows unauthorized occupants, it's time to end this abuse. In our case, one of our tenant is taking advantage of it and is subleasing his unit. While he is not paying his rent, and not living in the unit anymore, taking Covid as an excuse as he is perfectly healthy, single in his 40's and a photographer, he has turned our unit into short term rental which is against the City regulations and our goal to provide permanent housing to people who work and contribute to our City. We have been deprived of our rights for too long, it's time to stop the abuse and reinstate decent protections for Mom and Pop landlords like us who provide affordable housing in the City of LA. Thank you for your consideration.

Communication from Public

Name: Deborah

Date Submitted: 09/28/2022 09:47 AM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Deborah, and I am a mom and pop landlord in the city of Los Angeles. My husband and I bought a duplex in 2018 as an investment property. Shortly after, Covid-19 hit and the city declared an eviction moratorium. Our tenant HAS NOT paid rent since the beginning of the eviction moratorium. She owes us thousands of dollars. We are hurting because we have to pay for property taxes, RSO fees, SCIP, repairs, utilities etc. I have written numerous letters with no response. The council recently extended the eviction moratorium. That means my tenant DOES NOT have to pay any rent for another year. She does not have to pay any back rent for the next two years. How is it reasonable or ethical to make a landlord pay all these fees when they have no income from the tenant? This is ludicrous and unreasonable. It does not make sense. PLEASE STOP THIS EVICTION MORATORIUM People are back at work. It has been 2.5 years since COVID started. Why are you punishing landlords? Thank you, Deborah

Communication from Public

Name:

Date Submitted: 09/28/2022 09:54 AM

Council File No: 21-0042-S3

Comments for Public Posting: Lawmakers have made it even easier for tenants to take advantage of landlords at a time they should be taking measures to protect and encourage more people to provide rental housing to address California's affordable housing crisis. I cannot take a chance on renting to another boarder until the eviction moratorium ends. Another bad roommate situation could wipe me out financially.

professional tenant [pruh-fesh-uh-nl] [ten-uhnt]

noun

1. A person or group, usually very versed in landlord-tenant law, that repeatedly rents a dwelling using deceptive means such as fake references and documentation with no intention of ever paying rent while profiting from a well-intentioned policy like relocation fee payouts.

Professional tenants pay rent for a few months and then raise hell. They trash the property and demand repairs for knit-picky items. They damage the property to report the landlord for habitability issues. They disturb the neighbors by playing music loudly and having parties. They pick fights with everyone around.

Their victim, or landlord, usually opts to pay them a cash-for-keys offer to move out or exhausts all their savings on legal proceedings.

If LA County and City want to save affordable housing, they must end the moratorium as soon as possible. The eviction moratorium has the unintended consequence of further emboldening professional tenants to live in landlords' homes rent-free and milk them for handsome cash-for-keys payouts.

As a homeowner and landlord who has been kicked in the face too many times, I cannot take a chance on renting to another boarder. Another bad housemate could deplete my savings and therefore destroy my safety net.

The public, especially renters, needs to know that the eviction moratorium is now doing more harm than good. As I slowly evict tenants or give them a cash-for-keys offer to end my misery, I am selling my property in South Los Angeles and buying property in any other area that respects landlords' rights to their livelihoods.

I currently have three vacancies that I am letting sit empty in South Los Angeles. The more other landlords draw the same conclusion, the fewer affordable rental units there will be on the market and the ever more expensive housing will get in Los Angeles.

The LA Times a few months ago did a story about how finding a rental in Los Angeles has become harder than anywhere else and prices have skyrocketed.

<https://www.latimes.com/business/story/2022-05-17/california-housing-market-rental-vacancies>

Profiles of Professional Tenants Taking Advantage of Landlords

Here's an overview of the professional tenants that have taken advantage of me over the past two and half years since the eviction moratorium started in March 2020.

Christine

This professional tenant made my life hell and forced me to forgive \$6,625 in back rent and demanded I give her \$5,000 to move out in 30 days. I gave her an extra \$1,000 to do it in three days. She wreaked havoc in my South Los Angeles co-living home by picking fights with her housemates, throwing temper tantrums, smoking weed indoors, and constantly threatening to sue me for make-believe offenses.

She never had a COVID hardship. She stopped paying rent simply because there was nothing I could do thanks to the eviction moratorium. I applied for rent relief for her. She refused to cooperate and cussed me out in an email and threatened to sue me.

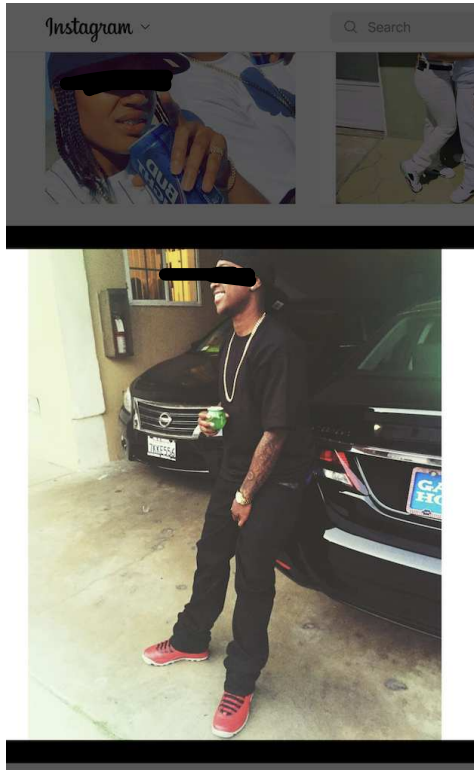
With all the money saved from not having to pay rent for six months plus getting an additional \$6,000, she had enough money to travel to Mexico and Texas a few months later and brag about it on Facebook. Last week she posted pictures from her trip to Honduras and a cruise to Mexico.



I closed down the South Los Angeles co-living house she lived in after she moved out in June 2021 because I couldn't tolerate the abuse.

Tashawn

She rented a room in a co-living house in South Los Angeles and started out as a landlord's dream. Her room was immaculate and she even paid her rent early. Then she stopped paying rent in December 2020 and bought a car.



She never claimed to have COVID-related hardship and always held a full-time job as an armed security officer. She did NOT apply for rent relief even though I did.

She swore up and down that she would be good for the rent because she has expensive taste. I spoke with her mother, workplace supervisor, and her sister during the screening process and they all attested to her good character. I would rather let her unit sit empty than take a chance on another dream tenant that could become a grifter emboldened by the eviction moratorium.

She moved out without notice this month after getting the Sheriff's 5-day warning to vacate this month. She owes me \$16,229 in back rent and \$1,900 in eviction fees.

Stewart

He had the audacity to demand I return his money after paying June 2020 rent online, contending that the eviction moratorium gave him the right to forgo paying rent.

Stewart cont'd

As you can see in the photo of his room below, this tenant lived in utter filth. He used to urinate in bottles he kept in his bedroom and threw used toilet paper in the trash, which he never took out. It piled ever higher and higher. He never cleaned anything. He relied on someone else who had less tolerance for squalor to do it.



Stewart ignored all house rules because the eviction moratorium eliminated all consequences for bad behavior. He smoked marijuana indoors and played his guitar for hours on end, late into the night without consideration for anyone else's need for sleep. One time a housemate asked him to stop playing the guitar. He replied, "I don't give a f*ck about anyone in this house." Another time, he yelled, "What I do is none of your f*cking business."

His housemates complained abundantly about him and begged me to call the police. Professional tenants like Stewart know how to cleverly make life miserable without crossing the criminal line. The most police could do is talk to them but they won't file a police report because housemate disputes are civil matters, not criminal ones.

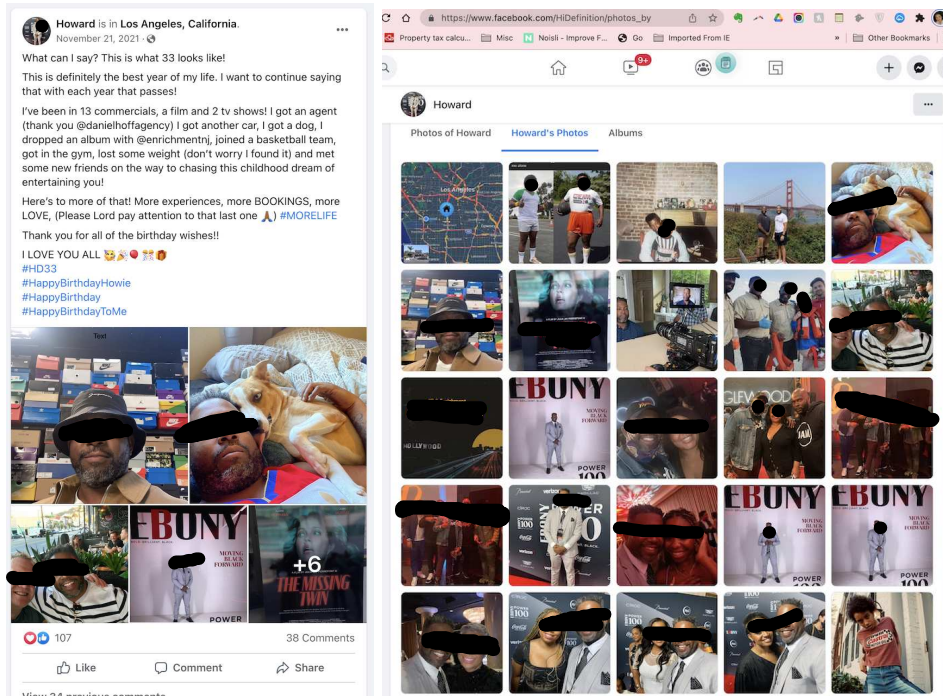
I managed to evict him in August. I am letting his room sit empty. That's another room that would otherwise be on the market had it not been for your eviction moratorium.

See video of his room here: <https://youtu.be/nkWTZNu7-eU>

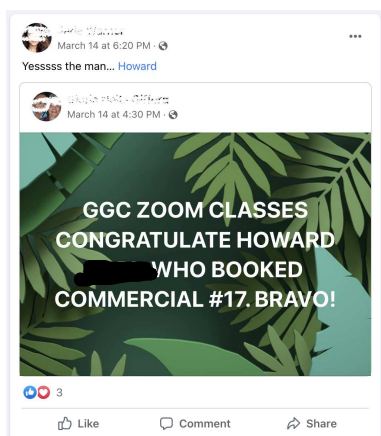
Profiles of Professional Tenants Taking Advantage of Landlords

Howard

This tenant has NOT paid rent since March 2020. Yet he bragged on Facebook that he bought “another car,” got a dog, has been in numerous productions, and is literally having the best year of his life. He has made his Facebook posts private.



Even his friends on Facebook are bragging about his success as a commercial actor.



I am grateful rent relief paid me \$16,225 in back rent on his behalf. As of September 2022, he owes me \$10,115.

Profiles of Professional Tenants Taking Advantage of Landlords

Jacob

He complained that porch pirates stole \$400 boots he ordered online. He stopped paying rent in June 2021. He hasn't held a job since March 2020 and says he is taking time off to work on a screenplay. What incentive does he have to return to work when there are no consequences for not paying rent?

I received \$3,400 in rent relief for him while waiting for more. His outstanding balance currently totals \$9,470 as of today.

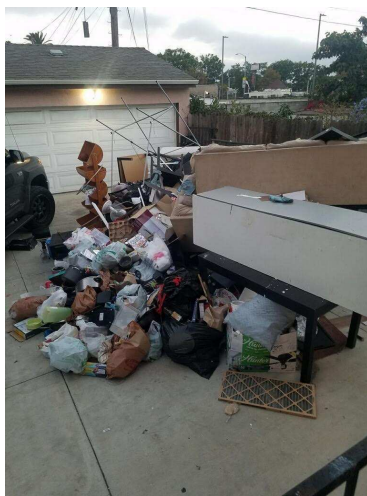
Robert

He stopped paying rent in April 2021 while claiming to work 70-hour weeks as an armed security guard. I received \$8,335 total in rent relief for him. He paid rent for the past two months and owes \$4,016.

I don't want to rent to him anymore because he lives in squalor and doesn't pick up after his Pit Bull mix, leaving dog feces all over the front yard.

Gary, Michael and Candace

They rented a 5-bedroom/3-bath unit together and completely trashed the house upon moving out in July 2022. I have been letting it sit empty ever since.



See video of the trashed unit here: https://youtu.be/jYE_vFIMgMw

Profiles of Professional Tenants Taking Advantage of Landlords

I managed to get about \$60,000 from Housing Is Key for them. After applying all of their deposit, they owe me \$7,327 for property damages and back rent.

They had no incentive to get jobs. They spent most of the past two and half years sitting around recording inane conversations with each other and posting them on YouTube, passing them off as podcasts.

Communication from Public

Name: Landlord out over \$70K in back rent

Date Submitted: 09/28/2022 10:00 AM

Council File No: 21-0042-S3

Comments for Public Posting: It is long overdue for the City to seek an equitable path forward and bring an end to the moratoriums. The rent increase freeze must end with the eviction moratorium this year! NOW is the time for the Rental Housing Industry, like all other businesses, to be allowed to resume normal business operations. These moratoriums were intended as temporary emergency measures in response to an unprecedented event and must not be used as the impetus to hastily advance permanent housing policies without thoughtful deliberation.

Landlords are people too

By CHARLOTTE LAWS
NEW YORK DAILY NEWS |
OCT 07, 2020 AT 5:00 AM

"Landlords are the [devil incarnate](#). "F--k [landlords](#)." "Cancel [rent](#)." "Kill the [landlords](#)." "Landlord (sic) are a [disease](#)." These inflammatory words come from social media postings, but it is not unusual to hear them at the protests and riots that have become routine in recent months. In addition, there have been [marches](#) specifically crafted to promote the rent-strike movement — a movement that suggests a tenant, even when she has the ability to pay, may choose instead to withhold the money and place the funds in a shared escrow account. Small business owner, Roni von Henschen says, "I know people who aren't paying even though they can afford it. I don't know why. Maybe they figure they can live month after month for free since evictions are [banned](#)."

The rage directed at landlords may come, in part, from the divisiveness of the country, the pent-up anger over COVID-19 restrictions, and the fact that lessors are regularly depicted in film and on television as fat, white slumlords who refuse to make repairs, grumble about their boarders, and rejoice over tossing them into the street. The truth is quite the reverse: Most landlords faithfully make repairs and do not want to evict. A vacancy means the unit must, at minimum, be repainted and remain empty until a new tenant is found, leaving the property owner with a loss of income.

Another potential cause of today's anti-landlord sentiment may revolve around the ever-widening [gap](#) between the rich and the poor and the false but widespread notion that all lessors are affluent. The trending meme on Twitter [#EatTheRich](#) located adjacent to the phrase [#EatTheLandlords](#) supports this theory.

As a realtor for the past 35 years, I have assisted tenants and landlords with the leasing of properties in the Los Angeles region. I have learned that it is not uncommon for a lessee to have a significantly higher income than a property owner. I have witnessed pay stubs, credit reports and profit-and-loss statements that substantiate this fact. My experiences are predominantly with single-family residences, which are often owned by mom-and-pop landlords.

Many of these owners fall into the category of "cash poor." In other words, they are barely able to meet their own family's needs for food, housing and utilities. And this is before taking into account their rental property expenses, such as mortgage, property taxes, insurance, maintenance and repairs. For these folks, receiving rent on time is critical. It is how they cover their bills. When their rental income vanishes — as has been the case for many due to eviction moratoriums — these small landlords are left helpless and hopeless.

Studies confirm what I have experienced. The Brookings Institution [found](#) that mom-and-pop landlords own 40% of all residential rentals nationwide, and a [HUD survey](#) found that 72.5% of rentals between one and four units are owned by small landlords. A full one-third of these folks fall into the low- to moderate-income category, according to a [Hamilton Project](#) study.

The government's destruction of small landlords in 2020 will be disastrous for tenants in 2021 and beyond. There will likely be a flurry of foreclosures and sell-offs by those who are unable to weather the eviction-moratorium storm. When the small landlords go, so does much of the affordable housing. Corporate investors and well-heeled Wall Street vultures will swoop down for the kill, snapping up properties, renovating them and raising rents. In the end, communities will be left with fewer economical rentals, and the chasm between the rich and poor will be wider still.

This year, politicians have assisted huge corporations with tax breaks and bailed out smaller companies with forgivable PPP loans. They have propped up the airline and agriculture industries. They have provided unprecedented assistance for tenants, [undocumented immigrants](#) and the homeless. Yet they have done nothing for the small landlord, except force her to bear an expensive and unreasonable burden.

Although there is an especially strong case to be made for the mom and pop, it is equally unfair to turn the big landlord into an ATM for the pandemic. Their constitutionally-protected property rights have been ignored. Their lease agreements have been made irrelevant, and any lessor who asserts her legal right to evict could face as much as a \$100,000 [fine and jail time](#).

It is baffling how landlords have become a target for financial burden and vitriol, while corporations have gotten a pass. The executives of Walmart, Kroger and Whole Foods are much richer than the average landlord. Why aren't there marches in the streets to "cancel grocery bills"? Why aren't there social media postings that say, "Costco is evil"? The unfairness needs to end. The rage needs to end. The hatred needs to end. This country must stop scapegoating the landlord and stealing her livelihood.

Laws is an author and realtor in Los Angeles.

Communication from Public

Name: Ryan Bell

Date Submitted: 09/28/2022 10:02 AM

Council File No: 21-0042-S3

Comments for Public Posting: Hello, my name is Ryan Bell and I am the Southern California Regional Coordinator for Tenants Together. Even though I live in Pasadena, I support local organizations and individual tenants in LA City. Before moving to Pasadena, I lived in CD 4 for 8 years but I had to move in search of more affordable housing. I am a member of the steering committee of the Keep LA Housed Coalition. As a renter I want to urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. The recent LAHSA report from the homeless count proves that strong and fair tenant protections have all but stopped the double digit rise in homelessness year over year. We need to build on what we have learned these past 2 1/2 years and implement strong tenant protections that begin to level the playing field between tenants and landlords. It is especially cruel and inhumane for the City to consider ending emergency protections during the holiday season. Housing is a human necessity. It is not optional. When private investors hold all the cards, the public safety and public health of our cities are endangered. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Keep LA Housed Tenant Bill of Rights. --Just cause should cover all renters in LA, including single family homes owned by "non-corporate" landlords. Other cities in LA County have enacted universal just cause protections. Why shouldn't the City? The City's proposed expansion is insufficient - it will still leave hundreds of thousands of tenants vulnerable to arbitrary no-cause evictions. Every tenant deserves to know why they're being evicted, regardless of who their landlord is. --We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other

disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn't mean homelessness for those families. --The 7-day notice requirement for nonpayment in November and December 2022 is unnecessary and will harm the most vulnerable tenants who may need to rely on the protections the most. --Pets and unauthorized occupants who moved in during the pandemic should stay protected. Landlords have the tools they need to address problems if they arise, but we should not hurt families' chances of staying housed by tearing them apart. --The City must enact a codified right to counsel. With Measure ULA, the City has the chance to finally do this. --The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strengthen code enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, and criminal history which will get in the way of our recovery and worsen our housing crisis. Thank you!

Communication from Public

Name:

Date Submitted: 09/28/2022 10:07 AM

Council File No: 21-0042-S3

Comments for Public Posting: It's time the the politician take responsibility for the homeless population and put it on the home owners. The epidemiology does not match up with this moratorium going on for almost two years. COVID last 10 days after 10 days the person should be on disability. Please take responsibility of the homeless. It has caused so many of us hardships. "Be joyful in hope, patient in affliction, and faithful in prayer" Roman's 12 12

Communication from Public

Name:

Date Submitted: 09/28/2022 09:48 AM

Council File No: 21-0042-S3

Comments for Public Posting: Enough is enough, many institutions are coming in and buying out the Mom and Pop landlords because they can afford to wait out and then really screw over the tenants of LA. For the sake of both the tenants and landlords, PLEASE put an end to this non sense. OR at least do like Inglewood and make provisions protecting the mom and pop landlords who have 4 units or less, allow the small landlord who is helping the community to collect the rent and raise rents. Our Taxes have gone up, our RSO fees have gone up, our water bills, maintenance and repairs have ALL GONE UP. Enough is enough, you are killing the tenants and landlords with these ridiculous rules.

Communication from Public

Name: City Resident

Date Submitted: 09/28/2022 02:36 PM

Council File No: 21-0042-S3

Comments for Public Posting: Why is the city council being allowed to leverage the temporary powers they were granted because of the pandemic to permanent strip property owners of their rights? Tenants already have permanent long term protections...its called LA RSO, they're already some of the most progressive pro-tenant guidelines in the country Why are we considering stripping property owners even further? Are we going to water down RSO when the economy tightens or if things become economically difficult for property owners?

Communication from Public

Name: Jennifer Dean

Date Submitted: 09/28/2022 02:41 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am a landlord with a few small rental properties. It is so unfair to landlords that you are preventing us STILL from raising rents. Do you know that my DWP bills have doubled? That everything else has skyrocketed? There are tons of jobs everywhere, why do tenants keep getting a break but landlords who have mortgages to pay and bills to pay and kids to take care of do not get any accommodations at all? The pandemic is not affecting anyone's ability to earn a living. Yet landlords have to be continually punished, so that we can no longer pay our bills or evict people who are not paying their rent. Please think about why you continue to only stand up for tenants and not landlords. Thank you.

Communication from Public

Name: Lionel Mares

Date Submitted: 09/28/2022 01:36 PM

Council File No: 21-0042-S3

Comments for Public Posting: ?????????? ?????????????????????? ?????????????????, ?? ???
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Communication from Public

Name: Brian E. Albert

Date Submitted: 09/28/2022 01:38 PM

Council File No: 21-0042-S3

Comments for Public Posting: We are in our third year of working under the temporary measures included in this emergency order. My rentals are a "mom & pop" business (literally my wife & I run it as mom/dad to two pre-school aged children). The inability to increase rents or deal w/ nuisance issues such as pets or moving in extra tenants has been detrimental to our ability to manage our properties AND HAS GREATLY IMPACTED THE QUALITY OF LIFE FOR OUR TENANTS (the overwhelming majority of which work hard & pay their rent on time.) At this point, the moratoriums are causing more pain than they prevent. On behalf of our tenants & management, please end this now.

Communication from Public

Name: Ana

Date Submitted: 09/28/2022 02:08 PM

Council File No: 21-0042-S3

Comments for Public Posting: I represent several mom and pop property owners. Examples of financial loss since 2020, which will never be recovered: 1. Commercial unit \$37000- will never be recovered 2. Commercial unit \$15000- will never be recovered as tenant disappeared 3. \$27000- will never be recovered. Tenant did not lose income due to covid. Continued to work. Did not apply for CA Rent relief program as he said he does not qualify based on his income. He qualifies for the apartment based on income x 3 times the rent requirement. 4. \$21000- never lost income. She was low income tenant to begin with, took advantage of the moratorium. Will never recover funds. 5. \$11000- never lost income. Did not have a job. Will never recover funds. 6. \$7000- did not lose income due to covid. Already received fraudulent PPP \$40000 without having anyone on the payroll. Will never recover funds. 7. \$25000- Tenant did not lose income due to Covid. He ran out of trust funds. Refuses to leave or pay. Will never recover funds. 8. \$3500- New tenant since June. Did not lose income due to Covid. Moved to CA to take advantage of the moratorium. Refused to pay after one month. Will never recover funds. Thousands in seismic retrofit costs despite of the loss. And the list goes on. Please end eviction moratorium.

Communication from Public

Name:

Date Submitted: 09/28/2022 02:08 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a renter facing eviction I urge the City to implement strong permanent tenant protections. The City must keep emergency protections in place until permanent protections are enacted, including universal just cause protections and a permanent minimum threshold for nonpayment evictions. No expiration without replacement protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness and job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights. We need permanent protections for nonpayment of rent, with a reasonable minimum threshold that protects tenants from eviction when they suffer disruptions in their income and allows them time to get back on their feet. We know tenants will continue to suffer from illness, sudden job loss, and other disruptions which will temporarily get in the way of being able to pay rent. Temporary loss of income shouldn't mean homelessness for those families. Below are the 9 policy recommendations in the LA Tenant Bill of Rights developed by the Keep LA Housed Coalition. Think of which policies would be most impactful for you and your loved ones so that you can include that in your public comment. Rent stabilization to the maximum extent allowed by state law Universal just cause protections Limitations on evictions for failure to pay rent Relocation assistance for tenants displaced for no fault of their own Effective tenant anti-harassment protections Safeguards when landlords attempt to buyout tenants Codified right to counsel for tenants facing eviction Strong proactive code enforcement Removal of discriminatory barriers to housing access, like credit history, eviction history and criminal history

Communication from Public

Name: Landlord

Date Submitted: 09/28/2022 02:16 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please remove the moratorium for at least commercial Tenants.
They are abusing the system and not paying rent.

Communication from Public

Name: Angelo Antonio
Date Submitted: 09/28/2022 02:20 PM
Council File No: 21-0042-S3

Comments for Public Posting: Too many landlords are fixated on the conditions of early 2020, arguing the pandemic is over, and that conditions have changed -- these declarations are irrelevant. Proponents of permanent tenant protections are fixated on the disparate conditions that PREDATE the pandemic, in service of a future that addresses longstanding systemic issues. The phasing out of tenant protections is a "return to normal" for some -- a return to unjust conditions for others. Landlords' grievances will be elevated in this forum, however, it seems that both parties are the same in that they are unable to pay rent. Complex problems call for complex solutions. Consider nuanced adoptions of tenant protects before the phasing out.

Communication from Public

Name: David Friedman
Date Submitted: 09/28/2022 02:34 PM
Council File No: 21-0042-S3

Comments for Public Posting: It is time for the eviction moratorium to end in Los Angeles! All of the other businesses are no longer affected by the health crisis and have been allowed to resume to normal operations while the rental industry is still affected by the emergency prohibitions and policies that were put in place at the very beginning of the health crisis- over 2 years! It has been very difficult these past years to collect the rent that is due each month. To compound to this hardship, we have also been faced with enormous increases in building maintenance and operational costs. It is unjust that we are forced to navigate through these tremendous challenges on top of dealing with the worst inflation that we have faced in the last 40 years! Continuation of these moratoriums will make the housing problem worse- not better. Small business rental providers will have no choice but to remove their properties from the rental market while others will be sold to developers or corporate property owners who will turn these buildings into condos or luxury units. Goodbye to the last affordable housing that remains! It is long overdue for the city to create an equitable path for ALL businesses as there is no justification that rental housing is the only industry still left with the imposition of the prohibitions of the pandemic. The rent increase freeze must end with the eviction moratorium immediately!

Communication from Public

Name: Ezmeralda landeros

Date Submitted: 09/28/2022 07:07 PM

Council File No: 21-0042-S3

Comments for Public Posting: Covid is still affecting people. people are still getting sick passing it around and having to take time off work. There's no more Covid sick pay at work people are just supposed to grip it and take it. These protections need to stay in place until Covid immunity has been achieved.