

Communication from Public

Name: Cheryl Taylor

Date Submitted: 10/03/2022 08:11 PM

Council File No: 21-0042-S3

Comments for Public Posting: It's time to end the eviction moratorium and the rent freeze. Landlords have suffered enough. My tenant has NOT paid since April 2020 and will not pay until she is forced to. The city, state and federal government all have declare the pandemic over. It's time for the City to do as well. END this please. Thank you, CST

Communication from Public

Name: Martin Bronstein

Date Submitted: 10/03/2022 09:40 PM

Council File No: 21-0042-S3

Comments for Public Posting: The time for ending COVID-19 emergency restrictions against landlords is NOW! THE PANDEMIC IS OVER! The world is moving on. While there are many passionate members of this Council advocating for ending homelessness, it is not a problem to be solved on the shoulders of landlords who have endured almost 3 years of financial burdens brought about by the pandemic and the Mayor's state of emergency restrictions. END THE EVICTION MORATORIUM AND RENT FREEZE NOW!

Communication from Public

Name: Linda A.

Date Submitted: 10/03/2022 10:04 PM

Council File No: 21-0042-S3

Comments for Public Posting: The Supreme Court has said that the costs of some act of government that is meant to benefit a community must be borne by that whole community. The City, to benefit the community of renters, has placed the entire cost and burden on one profession: the housing providers (landlords). No other class of business or profession has been required to bear the entire cost and burden of this City's desire to give renters free rent. It is obvious to all that there are more renters than landlords. This was 2 wolves and a sheep voting on what's for dinner. In addition, the Constitution of the United States forbids interference with contract. This government stepped right in between landlords and tenants and not only interfered with, but outright broke, the existing contracts between landlords and tenants. This was an unconstitutional act, and remains an unconstitutional imposition. The Founders of this country would have ridden you out of town on a rail had you dared to try it in front of them.

Communication from Public

Name:

Date Submitted: 10/03/2022 10:23 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Honorable Los Angeles City Council Members: We are a housing provider in the City of Los Angeles. It is time for the City's moratoriums on evictions and rent increases to end. These emergency measures were put in place well over two years ago in response to serious public health and safety concerns that no longer exist. Since that time, we have overcome the urgency of the health crisis through the wide availability of a vaccine and booster shot, and as a result, we have seen the reopening of the economy with businesses of all types resuming normal operations except for the rental housing industry. The emergency measures imposed upon the City's housing providers have gone well beyond their intended purpose. Rental housing providers must be permitted to resume normal operations this year. Nearly all jurisdictions across the nation have recognized the advancements made in understanding and addressing COVID-19 and have ended similar emergency measures. Los Angeles County will be ending its moratoriums and evictions and rent increases this year, the City of Los Angeles must do the same. Both the eviction moratorium and rent increase freeze must end immediately. As a responsible rental housing provider, we have faced tremendous financial hardships during the last two years caused by the City's temporary emergency measures and skyrocketing building and operational costs which continue to rise. We have also struggled to pay numerous, significant City rate and fee increases over the last few years, including water, trash housing and SCEP inspection fees. We are aware of small business rental housing providers that have already started to sell their buildings, which will make the availability of affordable housing even more limited and entire communities will be harmed. In addition, the rent increase moratorium has posed an undue financial hardship in that that housing providers have not been able to recover the costs of significant capital improvements completed over the last three years, including Seismic Retrofit improvements that were specifically mandated by the City. The freeze on capital improvement and seismic retrofit pass-through rent increases should end immediately. It is time to end these temporary emergency measures. The city must also thoughtfully consider all permanent housing policies and should not use the unprecedented events of the COVID-19 pandemic to hastily advance permanent

regulations that will negatively impact the City's affordable housing. Thank you for your consideration.

Communication from Public

Name:

Date Submitted: 10/03/2022 10:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: We urge the City Council to immediately end the eviction moratorium and rent increase moratorium immediately due to the following: (1) Housing Providers are faced with financial challenges due to the significant increase in CPI over the past year, with no offsetting increase in revenue (2) Large capital improvements have been completed over the past three years, and the residents have not been allocated their 50% share of these improvements, including seismic retrofit expenditures that were mandated by the city. This puts an extreme financial burden on housing providers (3) Applications for COVID-19 Emergency Rental Assistance Program (ERAP) have been filed on behalf of the residents who have past due balance, but in many cases, the residents are not cooperative and refuse to complete their part of the application and the status of their application has been determined to be "ineligible - tenant application incomplete". The immediate ending of the rent increase moratorium and eviction moratorium will promote greater resident accountability and responsibility and fairness. Thank you for your consideration

Communication from Public

Name:

Date Submitted: 10/03/2022 10:55 PM

Council File No: 21-0042-S3

Comments for Public Posting: It's way past the time to lift the moratorium on both rent increases and evictions in rent controlled apartment buildings in the city of Los Angeles. Four years without landlords being able to raise their tenants' rent or force a deadbeat tenant to move is way too long a time. There are more jobs out there than there are people to fill them, so stop enabling people by allowing them to sit home and refuse to work. For the most part, the pandemic is over and it's time to have life return to normal.

Communication from Public

Name: P. Miller

Date Submitted: 10/03/2022 11:24 PM

Council File No: 21-0042-S3

Comments for Public Posting: A four-year rent freeze is simply unacceptable. Where is the "equity" for legitimate, hard working Mom-and-Pop landlords? Experienced people with a business perspective are needed at the table in this discussion.

Communication from Public

Name: Barbara Young Webb

Date Submitted: 10/03/2022 11:39 PM

Council File No: 21-0042-S3

Comments for Public Posting: My husband and I are 85. We depend on our 3 rentals for our income. With the prices of gas, food, taxes, utilities, and EVERYTHING else we need to be able to raise the rents to cover the expenses. How do you justify controlling our ability to raise rents when food, gas and everything else is costing more? Why are WE being singled out? This is our livelihood. PLEASE END RENT FREEZE.

Communication from Public

Name: M K

Date Submitted: 10/03/2022 06:38 PM

Council File No: 21-0042-S3

Comments for Public Posting: This eviction moratorium LAW encourages Corruption. No requirements for not paying rent, as it is to be assumed Covid related and any question from the property owner can be considered harassment. Tenants that refused to file for relief are proof the Law is turning tenants into legal criminals. The suffering you created for your property tax paying citizens & honest paying renters living in the same apartments enduring their neighbors abuses, is benefitting who?

Communication from Public

Name:

Date Submitted: 10/03/2022 06:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: Rental property owners have been forced to bear the complete burden of the cancel rent culture. The emergency is over. How would you like to not collect a salary since 2020 until 2024? You can't and landlord can't either. STOP THE MORATORIUM ON rent increases and evictions now. It is not constitutional anyway. I can't believe the audacity of the government expecting landlords to pay tax, insurance, maintenance and inspection fees WITHOUT BEING ABLE TO COLLECT RENT and then not being able to raise rent until 2024!??

Communication from Public

Name: Michelle Pecora
Date Submitted: 10/03/2022 06:45 PM
Council File No: 21-0042-S3
Comments for Public Posting: How can you justify property owners are charging too much for rent when you are planning to Build \$800,000. Single Units? SUBSIDIZE Rents for everyone who needs & qualifies to be paid to the property owners. Keep the economy flowing & growing.

Communication from Public

Name:

Date Submitted: 10/03/2022 06:53 PM

Council File No: 21-0042-S3

Comments for Public Posting: Many Mom-and-Pop owners of RSO units rely on rental income to live. We are affected by the same inflation and cost of living increases as everyone else. Please lift both the Rent Freeze and eviction moratorium by Jan. 31, 2023 to minimize the unjust damage done to these Los Angeles residents. COVID relief afforded to tenants over the past few years has left the impression that paying rent is optional and rules no longer apply as it relates to additional tenants and pets. Since perception is reality, this new mindset will likely harm owners for years to come. Please do not add insult to injury by continuing the unprecedented Rent Freeze for a 4th year. The most egregious outcome of this act is that it disproportionately impacts owners, like myself, who rarely increased rent due to a perceived moral clause. We never thought it was possible or legal for the government to freeze the wages of a targeted population for four years, to require service without pay, or to force us to surrender the ability to regulate who can live on our own property. Please sunset all of the aforementioned policies and work with the community to create sustainable solutions for which the burden is shared by all.

Communication from Public

Name: Michelle Davis

Date Submitted: 10/03/2022 07:34 PM

Council File No: 21-0042-S3

Comments for Public Posting: RE: Covid Rent Restrictions Please sunset ALL Covid Rent Restrictions effective 01/31/2023. The Covid crisis is over. The unemployment rate is on par with figures pre-Covid. Small property owners have had to bear the burden for too long. Higher costs for utilities, repairs, supplies, and mortgage interest have had to be absorbed by the property owner with no government assistance and no opportunity to increase rents to offset these increased costs. Property owners have had to accept, without consent, additional occupants and unallowed pets. I have had to deal with substantial property damage - broken windows and screens, trashed window coverings, chewed and damaged windowsills, and flooring covered with dog urine and feces, caused by an unallowed pet and an irresponsible pet owner. As property owner I have had to grimace and bear it and the primary cause is LA City Council's passing of 49.99.2.C. DO NOT EXTEND THIS RULE to 2024 and allow owners the right to protect their property effective 01/31/2023!

Communication from Public

Name: Sharon Darnov

Date Submitted: 10/03/2022 07:38 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the Eviction Moratorium and ban on rent increases!! I own 37 units that have been in my family since 1978. Why does local government continue to want to punish landlords like me who have not been able to raise rents or evict non-paying tenants, and we do not have the benefit of property tax, insurance, or operating expense moratoriums?? You want me to offer apartments in good condition when an apartment turns over. Have you seen how some tenants vacate their apartments? Do you realize that while you have placed these moratoriums on landlords, the cost of fixing an apartment after a tenant has vacated has soared! Most important, tenants that didn't pay rent are vacating without notice and without leaving a forwarding address. How are landlords supposed to collect unpaid rents? Do you think the attorney I would need to hire to look for these tenants has frozen her hourly rate?

Communication from Public

Name: John

Date Submitted: 10/03/2022 05:09 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear council members, please consider the fairness to your voters and housing providers. During the pandemic period, we have been taken advantage of by dishonest tenants by not paying rent and other unreasonable demands, but at the same time, we have to pay the mortgages and maintenance expenses. If the situation continues, we will be ending losing the properties. Thank you for your consideration. Your honest taxpayer.

Communication from Public

Name: Mia I

Date Submitted: 10/03/2022 05:37 PM

Council File No: 21-0042-S3

Comments for Public Posting: Los Angeles City Council: I have owned one duplex since 1999. Concerns regarding elderly parents on the East coast forced me to move at the end of 2018. I have wanted to return to my home since May 2021 and have been unable to due to the untenable pandemic rules you have put in place. My tenants (both units) have never been affected by the pandemic, yet I am the one who has been duly impacted by the restrictions you have kept in place. I am unable to move into my home! In addition, while my property taxes, water bill, and property insurance have increased each year — and the rent has remained the same. Keeping these restrictions in place will force me to sell my home. Remove the eviction moratorium and allow us to increase our rent NOW.

Communication from Public

Name:

Date Submitted: 10/03/2022 07:57 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Honorable Los Angeles City Council Members: We are a housing provider in the City of Los Angeles. It is time for the City's moratoriums on evictions and rent increases to end. These emergency measures were put in place well over two years ago in response to serious public health and safety concerns that no longer exist. Since that time, we have overcome the urgency of the health crisis through the wide availability of a vaccine and booster shot, and as a result, we have seen the reopening of the economy with businesses of all types resuming normal operations except for the rental housing industry. The emergency measures imposed upon the City's housing providers have gone well beyond their intended purpose. Rental housing providers must be permitted to resume normal operations this year. Nearly all jurisdictions across the nation have recognized the advancements made in understanding and addressing COVID-19 and have ended similar emergency measures. Los Angeles County will be ending its moratoriums and evictions and rent increases this year, the City of Los Angeles must do the same. Both the eviction moratorium and rent increase freeze must end immediately. As a responsible rental housing provider, we have faced tremendous financial hardships during the last two years caused by the City's temporary emergency measures and skyrocketing building and operational costs which continue to rise. We have also struggled to pay numerous, significant City rate and fee increases over the last few years, including water, trash housing and SCEP inspection fees. We are aware of small business rental housing providers that have already started to sell their buildings, which will make the availability of affordable housing even more limited and entire communities will be harmed. In addition, the rent increase moratorium has posed an undue financial hardship in that that housing providers have not been able to recover the costs of significant capital improvements completed over the last three years, including Seismic Retrofit improvements that were specifically mandated by the City. The freeze on capital improvement and seismic retrofit pass-through rent increases should end immediately. It is time to end these temporary emergency measures. The city must also thoughtfully consider all permanent housing policies and should not use the unprecedented events of the COVID-19 pandemic to hastily advance permanent

regulations that will negatively impact the City's affordable housing. Thank you for your consideration.

Communication from Public

Name: Cherokee Nation Properties

Date Submitted: 10/03/2022 08:27 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the Declaration of Emergency allowing the Eviction Moratorium. This unconstitutional act seeks to force all rental owners to provide welfare to tenants and to perform government's job to provide relief. Force each non-rent paying tenant to "prove" a need and provide government support if warranted. Do not force rental property owners to perform the government's job. Any mayor or council member supporting this tenant welfare is unfit for office and does not understand the constitution. Please stop discriminating against law abiding property owners and encouraging deadbeat tenants to not pay rent. You are setting the non-rent paying deadbeats up for failure and ensuring the homeless population will increase exponentially as the rental theft cannot continue indefinitely.

Communication from Public

Name: frank nemiroff

Date Submitted: 10/03/2022 08:40 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Honorable LA City Council Members: I am a very small-time property owner with one building in Venice. My late wife and I invested our life savings and took out an additional mortgage on our home to purchase a 6-unit apartment building in Venice in 2013. Since my family's food distribution business closed during the Covid pandemic, my sole income is rental income. I am very sympathetic to those who were struggling to get through the initial shocks caused by the Covid shutdown. I initially supported the various eviction moratoria during the pandemic. The conventional wisdom back in March, 2020 was that this pandemic and lockdown would last a few months at most. We are now 2-1/2 years into this pandemic. I have a tenant who has not paid rent since February 2020. While most of the past due rent has been paid by rent relief programs, not everything has been covered. This tenant is presently 8 months in arrears, with total past due rent more than \$20,000 and rising each month. I am angry beyond words at being forced to continue to provide free housing for this tenant. Even if the recommendation to end the eviction moratorium of the Ad Hoc Committee is adopted, by February, 2023, my tenant will be more than \$30,000 in arrears. I am aware that the moratorium says that tenants will have 12 months to make up missed rent payments, but this is completely unrealistic. These arrearages will have become too great to ever be repaid. Tenants will simply move out when they are ultimately forced to pay rent. The eviction moratorium has turned people like myself into providing free housing indefinitely for tenants who either can't pay rent or choose not to. This seems grossly unfair-placing a tenant's financial burden onto my shoulders. I am being required to carry the financial burden of a tenant by providing housing at no cost. I am thinking of the importance of food. Imagine if our city government told residents and grocery store owners that, due to the pandemic, residents didn't have to pay for food - rather they could build up a virtually unlimited charge account with grocery stores. Seems crazy! But this is what landlords like myself are having to deal with. I have never had to evict anyone, and I dread the thought of having to go through a lengthy and expensive legal process. Not all of us landlords are evil or large, well-financed corporations. If we are being required by our government to provide free housing to tenants who can't

pay rent (or choose not to), then I think it is imperative that our government find a way to replace our lost income. Having been put into this position of providing free rent for so long is a gross injustice. On top of all this, we have been subject to a rent increase freeze since the beginning of Covid. So many of our costs of owning and maintaining property have increased, yet have been unable to raise rents at all for 2-1/2 years. Imagine that we tell all the gas stations and grocery stores that they are prohibited from raising any of their prices - for 3 years. Crazy, yes? Landlords like myself have been prohibited from passing any of our increased costs on to our customers, aka tenants. We were required to do a mandatory soft storey earthquake retrofit which cost \$70,000. I did this in 2018. The tenants complained bitterly about the noise, dust, commotion, and inconvenience of the construction, so I did not raise rents in 2019. I was planning to raise rents (maximum allowed was 3%) in 2020, but was prevented from doing so by the Covid emergency declaration. Now I have been stuck with rising expenses and 2018 rents into 2022. Being a landlord is oftentimes not all it's cracked up to be! I urge you to put an end to this eviction moratorium and rent freeze now. Thank you, -- Sincerely, Frank Nemiroff 323-394-7211

Communication from Public

Name:

Date Submitted: 10/03/2022 09:07 PM

Council File No: 21-0042-S3

Comments for Public Posting: a lot tenants working against landlords, owning a property is not a crime, it takes a lot hard work. Provide cheap rent for a wrong tenant will bring a lot headaches for a decent landlord, since there's moratorium for eviction and rent increase, evil tenants do whatever they want, or run AirbNb to make a living, that's no consequences for those evil doer, the crime rate goes up for past 30 months, all city fees go up so is property tax, only rent can NOT collect or goes up, WHY???

Communication from Public

Name: Lionel Mares

Date Submitted: 10/03/2022 09:09 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Los Angeles City Council: On 09/28/2022 at 01:36 PM, I submitted a Public Comment for Council File No: 21-0042-S3. When I was reviewing the public comments, I noticed that my public comment has a bunch of "question marks" on page 56.. I did NOT write this. My public comment was for Tenant Protection and for the Eviction Moratorium to be extended. I suspect that council president Nury Martinez may have something to do with this. This is the first time, I see this 'error' on any public comment submitted via the council file management system. I believe that someone may have tried to 'hide' my public comment from view, by tampering with my public comment without my consent or authorization. This is a violation of my First Amendment rights' to freedom of speech and expression. Please, don't try to hide my public comment.

Communication from Public

Name: Rafi K

Date Submitted: 10/03/2022 09:28 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the Covid eviction moratorium immediately. I'm a "mom and pop" housing provider. Your policies have created much hardship for my family. Over twenty years of savings and hard work have been wasted due to a bad tenant who's taking advantage of this moratorium. Enough is enough. If you want to continue subsidizing rents, then don't leave it all on housing providers. We can't take it any longer. Tax everyone in the city to fund a rent subsidy for the poor. What you have done is illegal and immoral. If you continue, it will drive small property owners away from Los Angeles leaving it all to corporations.

Communication from Public

Name: Montzerrat Morales

Date Submitted: 10/03/2022 04:19 PM

Council File No: 21-0042-S3

Comments for Public Posting: “Hi, my name is Montzerrat and I live in district 1. I’ve been living in the city of Los Angeles for my entire life, and I’m here with Strategic Actions for a Just Economy, (SAJE) and in solidarity with the Keep LA Housed Coalition. As a renter, I want to urge the City to keep emergency eviction protections in place until it can adopt and implement strong permanent 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 pandemic has significantly affected my living situation because due to the pandemic, my family and I are not able to properly socially distance due to us not being able to move out of our 1 bedroom apartment. This has become a risk to our health because when one of us got infected with COVID, due to not being able to afford a larger, healthier living space, somebody else would catch it. This reality is even more dire for folks who are immunocompromised, have lost income, and many more that are low-income/working class and have to keep working in potentially people-facing jobs. We already had a housing crisis on our hands before the pandemic and not extending tenant protections would be devastating to most Angelenos. If tenant protections are not granted, many families face the risk of separation on top of the many risks that already exist to their safety, health, and well-being that are exacerbated during the pandemic. We need tenant protections to be made permanent NOW. There was a need for tenant protections prior to the pandemic, and there is an even greater need now. Lifting emergency protections without implementing, not just a report back, but actually having strong permanent protections in place, is reckless and inhumane.

Communication from Public

Name: LA city gone to dogs

Date Submitted: 10/03/2022 04:21 PM

Council File No: 21-0042-S3

Comments for Public Posting: City council- end the moratorium now and give us our properties back. Why should I ruin my credit and financial standing because you enable tenants not to pay rent. This absolutely makes no sense. You guys need to start working hard to find a sustainable approach. We are not responsible to solve homelessness and stop looting us and hiding behind this BS . Enough of this crap

Communication from Public

Name: Brad S

Date Submitted: 10/03/2022 04:24 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am writing to plead with the City Council to lift the rent freeze. This has created a tremendous hardship on mom and pop owners like ourselves. Most of the units in my rent controlled building are way below market. Our expenses have gone through the roof, especially insurance, maintenance and repair and utilities. This is not fair!!!

Communication from Public

Name: Richard Klug
Date Submitted: 10/03/2022 04:24 PM
Council File No: 21-0042-S3
Comments for Public Posting: End The Eviction Moratorium Now! Also it has been 3 years since our last rent increase and City Expenses as well as our maintenance costs have gone way up. We need an increase now!

Communication from Public

Name: Louis Sanford

Date Submitted: 10/03/2022 03:59 PM

Council File No: 21-0042-S3

Comments for Public Posting: There continues to be no equity in how tenants and landlords are treated during Covid. For more than 2 years, tenants have enjoyed rent and eviction freezes. At the same time, operating expenses--especially for our 8-unit apartment building--have gone through the roof. Insurance alone for the rental property have climbed more than 30 % and each and every expense has risen dramatically with the current runaway inflation. By freezing rents and not allowing even the sadly low increases under L.A. Rent Control, it has cost my family thousands of dollars in lost revenue, in addition to the nearly \$200,00 in lost appraised value of the building. At a time when unemployment is at an all-time low, inflation is at an all-time high and the President himself stated the Pandemic is over, does the city council not see the failure in its proposal to extend evictions and rent increases for yet another year? As I said at the outset, there continues to be no equity in how tenants and landlords are treated during Covid.

Communication from Public

Name: David A Kale

Date Submitted: 10/03/2022 04:32 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Honorable Los Angeles City Council Members: I am writing as a 62 year old sole owner of a duplex in the City of Los Angeles(I live in 1 unit & rent the other below market rates. For small owners like me, I feel it is time for the City's moratoriums on evictions and rent increases to end. These emergency measures were put in place well over two years ago in response to serious public health and safety concerns that no longer exist. Since that time, we have overcome the urgency of the health crisis through the wide availability of a vaccine and booster shot, and as a result, we have seen the reopening of the economy with businesses of all types resuming normal operations except for the rental housing industry. The emergency measures imposed upon the City's housing providers have gone well beyond their intended purpose. Rental housing providers must be permitted to resume normal operations this year. Nearly all jurisdictions across the nation have recognized the advancements made in understanding and addressing COVID-19 and have ended similar emergency measures. Los Angeles County will be ending its moratoriums on evictions and rent increases this year, the City of Los Angeles must do the same. Both the eviction moratorium and rent increase freeze must end immediately. As a responsible small rental housing provider, I have faced tremendous financial hardships during the last over two years caused by the City's temporary emergency measures and skyrocketing building and operational costs which continue to rise. I have also struggled to pay numerous, significant City rate and fee increases over the last few years, including, water, trash hauling and SCEP inspection fees. ALL AROUND ME small rental housing owners have already been selling their buildings which will make the availability of affordable housing even more limited and entire communities will be harmed. WE DO NOT NEED MORE LUXURY CONDOS OR MINI-MANSIONS!! They are popping up all around me, on old duplex/triplex lots...sometimes 2 at a time (see Sweetzer court!) It is time to end these TEMPORARY emergency measures. The City must also thoughtfully consider all permanent housing policies and should not use the unprecedented events of the COVID-19 pandemic to hastily advance permanent regulations that will negatively impact the City's affordable housing. Thank you for your consideration....before I go bankrupt

in my pre-retired point in life....I've done everything possible to hold on. David A. Kale (323)363-9280, please call as needed.

Communication from Public

Name: LANDLORD SURVIVAL

Date Submitted: 10/03/2022 06:01 PM

Council File No: 21-0042-S3

Comments for Public Posting: COVID-19 turf has been horrible for housing providers as of 2020 thru present and still dangling us. No other industry has been gagged and tie up in managing BUSSINES AFFAIRS and NORMAL operations. We have been victimized by the State of CA, County of Los Angeles and City 0f Los Angeles from performing normal business factors to survive financially during Covid-19 era. End public agency control of our source in making suitable financial investment ventures workable to maintained housing sector affordable for tenancy at large. STOP RENT FREEZES AND RESTRICTIVE MORATORIUM. HOUSING PROVIDERS NEED PUBLIC SUPPORT ENGAGEMENT TO THRIVE DURING THIS COVID-19 TURF. THANK YOU.

Communication from Public

Name: Ben Bloom

Date Submitted: 10/03/2022 06:15 PM

Council File No: 21-0042-S3

Comments for Public Posting: Honorable Council Members: I am a retired 76-year-old who has worked many years to be able to retire with reasonable expectation of rental income from my rental property in the City of Los Angeles. Since Covid19 and the freeze on eviction and rental increase, my family and I have suffered the triple indignity of not being able to collect rent, not being able to evict and not being able to raise rent in our rent-controlled building. I have prided myself in maintaining our building in perfect condition which is no easy task with a building built in 1923. Our real estate taxes increase every year. Our maintenance costs increase all the time and especially now with the rapid inflation and escalating cost of living. I find myself not being able to maintain our beautiful building to the exacting demands I so pride myself on. Why have we the providers of housing been singled out from all of society to bear this burden? Would you the Council members be willing to work for free if the City of Los Angeles decided not to pay you? Could you the Council members withstand the financial burden of only partial pay, never knowing if next month you would receive a paycheck and having no recourse to collect same? Would the City of Los Angeles be willing and able to retroactively roll back all taxes and freeze all wages for four years? The Covid19 emergency is long over. I beg you to do what is decent and ethically correct and end the freeze and allow a reasonable rent increase. Allow for accountability with renters who refuse to pay rent yet can afford a lifestyle with new cars and vacations at property owners expense. Please do not let us suffer anymore. I still believe in the American dream of free enterprise. Thank you

Communication from Public

Name:

Date Submitted: 10/03/2022 06:18 PM

Council File No: 21-0042-S3

Comments for Public Posting: This comment is to respectfully encourage the city council to lift the rent moratorium ASAP. It is popular to think that landlords are rich individuals and corporations however, as a onsite owner, I feel that this has been an unfair image. The last time I raised rent was 2019!! Like many residents of Los Angeles, I have been negatively impacted by inflation and the rising cost of items like gasoline and groceries. Add to this, I am responsible for an I'll family member and for college expenses for one of my children. In addition to that, I am self employed and have seen a decrease in my income since the start of the pandemic. My tenants have been much better off than I have during this state of emergency. What the city council is demanding is that I, and other landlords like me, subsidize my tenants that have lost neither income nor employment during the pandemic because we are fortunate enough to own our home. If we are all in this together, it's time for others to make a sacrifice. This is enough. Most employees are able to return to an office or find new employment. With unemployment statistics as low as they are, they must return to work and pay their own way. I know that there are some that have chosen to not pay rent. I understand the need for these actions when we were in lockdown and pre-vaccine. Now is the time to return to work. These actions are creating a moral hazard. Rather than not allow landlords to raise rent, how about donating funding to landlords to compensate us for our losses?

Communication from Public

Name: marguerite adams
Date Submitted: 10/03/2022 06:30 PM
Council File No: 21-0042-S3

Comments for Public Posting: The rent increase moratorium MUST be ended NOW. All is raising in cost. I am a widowed senior citizen collecting only 65% of my rental income (tenants not paying rent without any need for substantiation). As of this month I have totally exhausted my savings in order to pay for the overhead of my rental as this is my only source of income. Where do I live when I have lost my only income? Expecting us to endure 4 years of no rent increases is very hostile – no other small businesses are being legislated into ruin this way. My property is under rent control, so before Covid restrictions we were allowed to raise rents on by 3%. And now in this hyper inflationary period you are asking us to endure 4 years of no rent increases!!?? • All City rates and fees have increased e.g., Systematic Code Enforcement was increased by 57% last January, why all this punishment in the midst of the pandemic. I thought we were all in this together' why select and punish rental owners more? • Official inflation rate is 8% - let's be real - paint alone has increased by 30% a product much needed by rental owners. I would invite you to walk through Home Depot and make note of the enormous increases in all their products. Vendors and service providers have also raised rates due to hyper-inflation. Why must we rental owner suffer all the undeserved consequences? • Our City Council gave 9 trash collectors a monopoly over 'their' areas. My designated trash collector increased my rate by only 100% (I know others whose rate was increased 3-fold). Promptly after 12 months these new rates increase by 6.5%. Recall that even before this rent-increase moratorium we could only hope to increase our rents by 4%. • Nearly all jurisdictions in this country have lifted these unfair restrictions • All other businesses are back to operating as normal, why are we being singled out for punishment? Can you accept four years of budget and wage freeze? Respectfully submitted, Marguerite Adams 24601 Kittridge St. West Hills, CA 91307 (818)730-0428

Communication from Public

Name: G Ceballos
Date Submitted: 10/03/2022 01:28 PM
Council File No: 21-0042-S3
Comments for Public Posting: NO MORE MORATORIUMS

Communication from Public

Name: Kelvin Tolbert

Date Submitted: 10/03/2022 01:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: Rent is payroll for landlords and the denial of rents is the same as cancelling paychecks for working people. With that in mind - will you, the policy makers agree to forego your paycheck as long as this moratorium is in effect. It should be a reasonable request since your policy require landlords to do the same thing.

Communication from Public

Name:

Date Submitted: 10/03/2022 01:39 PM

Council File No: 21-0042-S3

Comments for Public Posting: Please end the eviction moratorium and rent freeze. As a small landlord this hurts my finances greatly and my ability to conduct business. I don't know of anyone that cannot get a job due to COVID. Please vote to stop this unfair practice of the eviction moratorium and rent freeze. Thank you.

Communication from Public

Name:

Date Submitted: 10/03/2022 01:41 PM

Council File No: 21-0042-S3

Comments for Public Posting: END EVICTION MORATORIUM It is unfair to allow this moratorium to continue. Emergency is OVER, COVID is reduced and we have learned to live with COVID. Every other business is open as usual. Landlords are dealing with increased expenses, inflation, costs of supplies, increased gas prices, yet rent increases are frozen. A four-year rent freeze is unacceptable; it would be just like freezing L.A. City's budget and wages for four years. Lift the moratorium and end it now. Enough is enough.

Communication from Public

Name: Jenny Kaczorowski

Date Submitted: 10/03/2022 01:56 PM

Council File No: 21-0042-S3

Comments for Public Posting: Landlords are not in the eviction business - we are in the housing business. The ongoing moratorium has allowed fraud and abuse to go unchecked, under the guise of protecting tenants. The end result of the over-broad, unregulated moratorium will be less affordable housing as more and more small landlords are forced to sell to cover losses inflicted by the moratorium. Despite what some tenant advocates seem to think, we can't cover our expenses, much less make a profit. Even breaking even is out of reach! Meanwhile, there are tenants taking advantage of a crisis to fund vacations, cars, and lavish lifestyles. We never wanted to casually evict anyone, but after three years, we have to be able to start recovering our losses. We have to regain control of our properties. We have to be able to make financial decisions to keep our families whole and housed. Please, listen to the very real stories of very real mom & pop landlords who are suffering. Lift the moratorium and trust us to do what we do best: work one on one with our tenants as individuals to find solutions that work for all of us.

Communication from Public

Name: Fred Keivanfar

Date Submitted: 10/03/2022 01:59 PM

Council File No: 21-0042-S3

Comments for Public Posting: Rent increases will remain frozen until the end of 2023. I's like to let you know that a four-year rent freeze is unacceptable; it would be just like freezing L.A. City's budget and wages for four years. Cost of providing service to tenants have substantially increased, thanks to inflation. Additionally, the government and oversight fees have increased. We cannot be squeezed any more without any help from the City Council. We are also a citizen of LA City, we deserve consideration.

Communication from Public

Name: Brian E. Albert

Date Submitted: 10/03/2022 02:00 PM

Council File No: 21-0042-S3

Comments for Public Posting: My wife & I own/manage a couple of buildings within the City of L.A. We are the literal definition of "mom & pop" landlords. We are also a woman & veteran owned business. We love our city & take pride in being housing providers. The emergency orders in the city have taken an increasingly greater toll on us as time has dragged on. Our costs are increasing & we have not been able to increase rents to keep up. Almost ALL of our tenants are paying well below market rents. We are in great need of relief to keep up with building operations. If we can't keep up with regular building repairs, it is our tenants that will suffer. With the current interest rates, refinancing buildings to pay for operating costs would put our properties underwater. Moreover, we cannot evict nuisance tenants (which have been emboldened over the last couple of years) who are causing issues for other tenants that play by the rules. I can't tell you how many complaints I've gotten from tenants saying their neighbors have not picked up after their pets, or let them roam through common areas unsupervised. It pains me when I tell them that there's nothing that I can do, and that the law is on the side of those who choose to violate their lease agreements. The President of the United States has stated that the pandemic is over. Please put an end to these unnecessary bourdons to the community NOW.

Communication from Public

Name: Dhirajlal B Mistry

Date Submitted: 10/03/2022 02:04 PM

Council File No: 21-0042-S3

Comments for Public Posting: Eviction moratorium should end immediately. Covid has ended. Tenants are taking advantage by not paying the rent and also by breaking the terms of the rental agreement. Rental agreement is made for following, and not for breaking Also the rent freeze should end. If the city wants to freeze the rents, they should freeze the expenses also which are skyrocketing because of the inflation. It has to be a fair business. Landlord have suffered enough, and they should not be forced to go out of business.

Communication from Public

Name:

Date Submitted: 10/03/2022 02:06 PM

Council File No: 21-0042-S3

Comments for Public Posting: I support ending the eviction moratorium for residential and commercial properties on January 31, 2023. I manage a commercial office building in DTLA with a tenant mix of small and medium sized businesses. Our space ranges in size from 200-20,000 square feet. We worked with our tenants and went through an exceedingly difficult period in 2020 and 2021. Many of our tenants were on deferred rent, however, we now have all but one tenant who has paid back ALL their deferred rent. We have several tenants that have expanded their square footage and leasing activity for the smaller units is up. From what I am observing from a commercial office property and small to medium sized businesses perspective, the conditions are right to end the eviction moratorium. Thank you for your consideration.

Communication from Public

Name: M. T. O'Callaghan

Date Submitted: 10/03/2022 02:09 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear City Council Members, I strongly support the end of the rent freeze. As the owner/ Landlord of a four unit apartment building in a rent controlled area this freeze has become an economic burden and enormous financial hardship for me. It is my responsibility morally and legally to provide safe, clean and properly functioning housing to my tenants. The cost of maintenance and repairs has drastically risen over the past 2 years while the need for services has not diminished. The rental income from my building is not covering the cost to pay the mortgage, property taxes, insurance, water, maintenance and repairs due to the rent freeze. Not one of my tenants financial situation or employment has been affected by the Covid emergency. I however, am being seriously affected by your rent freeze. I will be forced to transfer my building from a rental property to primary residence as I cannot afford to maintain it for tenants. If the Council does not vote to end the rent freeze by 2023 then will the Council please vote to freeze their income for the next 3 years?
Sincerely , M. T. O'Callaghan

Communication from Public

Name: Edna Monroy

Date Submitted: 10/03/2022 02:31 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Edna Monroy, and South Central Los Angeles District 8 has been my home since 2001. I'm here with Strategic Actions for a Just Economy (SAJE), and in solidarity with the Keep LA Housed Coalition. As a tenant, I urge the LA City Council to keep emergency eviction protections in place until it can adopt and implement strong permanent 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 pandemic is far from over, and we need to ensure elders, single parents, youth, children, survivors for domestic violence, immune compromised tenants, Black tenants, immigrants, tenants with long COVID, and low income tenants, the most vulnerable, stay housed! Tenants have been struggling financially before the pandemic, and are now left with growing debt. Taking away much needed protections and not passing permanent ones is not part of a JUST RECOVERY! Evicting people is NOT just recovery, harassing people is NOT just recovery, and making it harder for tenants to stay housed IS NOT A JUST RECOVERY! Passing PERMANENT TENANT PROTECTIONS TO CENTER THE MOST VULNERABLE IS PART OF A JUST RECOVERY! We as Angelenos lean on your support, and urge you to stand with the most vulnerable: YES on permanent tenant protections, and a PERMANENT Tenant Bill of Rights!

Communication from Public

Name: Nancy Pistole

Date Submitted: 10/03/2022 02:34 PM

Council File No: 21-0042-S3

Comments for Public Posting: The moratorium on rent increases must end! I am a small-time landlord. I own my house, and one other house on my property. I haven't been able to raise the rent since 2019. Utility costs have skyrocketed! Maintenance costs have skyrocketed! My property tax still goes up every year. Meanwhile, my tenant has gotten raises and bonuses at her job, but she is still paying the same amount for rent. Why are landlords supposed to subsidize renters at a time of very high inflation? If the City Council insists that food and shelter are human rights, then why are supermarkets allowed to raise prices on food? This is unfair! And you bet I will keep this in mind when I go to vote (looking at you, Monica Rodriguez)

Communication from Public

Name:

Date Submitted: 10/03/2022 02:42 PM

Council File No: 21-0042-S3

Comments for Public Posting: The city council voted to enact the eviction moratorium and rent freeze at the expense of the property owners. Your concern to keep people from losing their housing is a good one, but it should not be a burden the property owner must assume. During this period while we have had to wait months for rent to be reimbursed if at all and we while have been prohibited from raising rents, rates and fees such as the Systematic Code Enforcement Program (SCEP), LADWP, and costs for plumbing, electrical and general contractors have increased. Do not place the burden on the property owner. Do not extend the eviction moratorium. Jobs are available. Tenants can return to work and should be required to begin paying back unpaid rent. If you do vote to extend the moratorium, will you be providing funds for owners to be reimbursed by tenants who have failed to pay rent since the federally funded program closed March 31, 2022? We are also citizens of this city and deserve consideration, particularly since we have provided interest free loans to our tenants.

Communication from Public

Name: Avedis Aratoon

Date Submitted: 10/03/2022 02:51 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am 79 yeas emigrant, after over 50 years working I invested in rental property to secure my retirement. City took away my civil right under name of emergency act to help tenant. Doesn't This Emergency act apply to me to? I don't see 100% RED FLAGE in this country yet. My I have My answer. I been denied for any help.

Communication from Public

Name: David Lyon

Date Submitted: 10/03/2022 02:53 PM

Council File No: 21-0042-S3

Comments for Public Posting: My Wife Patricia and I are both 71 Years Old and we are Native Born Californians. VETO S.B. 679 and S.B. 1477. To the point: We are Mom and Pop Small Landlords with just ONE PROPERTY. WHAT ARE YOU DOING TO PROTECT US, the Small Landlords, we who have FOLLOWED ALL of the Rules! If you do not PROTECT US, we will end up SELLING OUT TO THE DEVELOPERS. THEY WILL RAZE, REBUILD AND RAISE RENTS. * END THE MORATORIUMS ON COST OF LIVING/RENT INCREASES. * END THE MORATORIUMS ON THE COSTS AND RECOUPING OF EARTHQUAKE RETROFITTING. * END THE MORATORIUMS ON EVICTIONS FOR LEASE VIOLATIONS AND NON-PAYMENT OF RENT. * END THE MORATORIUMS ON THE COSTS AND RECOUPING OF NON-PAYMENT OF RENT. These 2 SENATE BILLS are going to be the LAST 2 STRAWS that will ABSOLUTELY BREAK US! AND we filled out the STREET SERVICES paperwork to REMOVE THE GIANT LOS ANGELES CITY OWNED TREE RIGHT IN THE MIDDLE OF THE DRIVEWAY BACK IN 2001 (3) TIMES AND WE WERE COMPLETELY IGNORED. * YOU TOOK OUR PROPERTY TAX MONEY AND DID NOTHING. * YOU FORCED US TO SPEND \$100,000 ON EARTHQUAKE RETROFITTING AND NOW YOU WON'T LET US RECOUP THE AMOUNT WE WERE PROMISED WE COULD. IN THE LONG OUTLOOK, FORCING US OUT WILL RESULT IN LARGE DEVELOPERS BUYING US OUT AND CREATING MUCH MORE EXPENSIVE HOUSING THAT RENTERS WILL NOT BE ABLE TO AFFORD! LOS ANGELES HOUSING AUTHORITY IS NOT ALLOWING US TO COMPENSATE FOR INCREASES IN COST OF LIVING, UTILITIES, MAINTENANCE AND RECOUPING REQUIRED COSTS FOR EARTHQUAKE RETROFITTING WE HAVE BEEN REQUIRED TO DO AND WE HAVE COMPLETED. THIS IS ABSOLUTELY UNJUST AND INTOLERABLE! PLEASE PROTECT US! THIS IS NOT RIGHT!! Please VETO S.B. 679 and S.B. 1477! I am a housing provider and can't afford to pay more taxes. No on S.B. 679 Senate Bill 679 would increase taxes and impose upon you additional housing regulations. After what we, as our state's housing providers, have gone through

during the last two years of challenged rent collections and no rent increases, the last thing we need is more property taxes and more costly regulations. The duplicative, unnecessary agency created by S.B. 679 would be permitted to place extraordinary additional financing measures and taxes on us. WITH GREAT CONCERN,
David & Patricia Lyon david.lyon0001@gmail.com
pat8lyon@gmail.com

Communication from Public

Name:

Date Submitted: 10/03/2022 01:46 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am semi retired and collecting social security.. My San Pedro triplex is supposed to supplement my Social Security income...I do NOT receive a pension from a governmental agency or a private employer. One of my tenants is a single person and works as a bus driver who was NOT laid off during COVID. In fact he bought a NEW MOTORCYCLE. There is NO reason he cannot pay a rent increase His rent is ONLY \$795.00 a month..He now has 2 motorcycles and an SUV. A rent increase will not cause him to be evicted., or suffer any financial distress. My expenses are increasing....unemployment rates are DOWN and I see many "help wanted" signs all over the City. Please do not extend the rent freeze. Thanks for considering the situation of "mom and pop" rental housing providers

Communication from Public

Name:

Date Submitted: 10/03/2022 02:15 PM

Council File No: 21-0042-S3

Comments for Public Posting: It is amazing that I have to say PLEASE let me collect rent in exchange for someone living in my units. It is not my job to house the homeless or unemployed. I have spent my lifetime working to buy a rental property and now I can not evict non-paying tenants because they will become homeless. That is unfortunate but maybe the burden should not be the job of certain private citizens like myself. Maybe the county board of supervisors or the mayor or other elected public officials should have come up with a plan by now? Stop this ridiculous form of EXTORTION now.

Communication from Public

Name: J Far

Date Submitted: 10/03/2022 02:16 PM

Council File No: 21-0042-S3

Comments for Public Posting: It is long past due to end the rent moratorium and all restrictions! These laws violate basic property rights of Mom and Pop landlords trying to survive while everyone else has moved on from COVID. We have watched tenants go to and from work for the last 2 and a half years, un-impacted by COVID yet never paying rent, with no way to be held accountable for fraudulent claims. We have submitted Rent Relief applications that have been "pending" or "under review" for over a year and a half and will never be paid by a broken bureaucracy. Inflation has raised maintenance costs, carrying costs and insurance. Property taxes are not relieved by being impacted by COVID. Yet you won't allow us to recoup any costs by preventing the usual measely 3% rent increase to keep us further behind inflation and cost of living? Mom and Pop landlords are being forced to sell to large corporate investors who run housing as a purely financial instrument and treat tenants as numbers on a spreadsheet. Corporate landlords will exploit every loophole and tactic possible to maximize profit. This will cause more displacement than any policy currently in place. End this now. You have left mom and pop landlords with the only option of endless lawsuits, while our community's housing stock becomes totally corporatized.

Communication from Public

Name: lifelong and unhopeful LA resident

Date Submitted: 10/03/2022 11:54 AM

Council File No: 21-0042-S3

Comments for Public Posting: This is quite laughable that even the biggest tenant-advocates like Councilman Harris-Dawson has repeatedly advised to differentiate the small and corporate landlord. Yet all the policies that advance treat all landlords as a large corporation. The Council is simply discentivizing and driving out the small landlord that provides much of the Naturally Occurring Affordable Housing. The blunt force policies is more of an extension of the illegal eviction moratorium with more government overreach. The Council is simply making it nearly impossible for a small mom & pop operator to continue and the very people it aims to help and protect will only result in the opposite. More unaffordability with mom & pops leaving the business and more corporations coming in to take over whom will only provide luxury housing. Haven't the small mom & pop operator suffered enough? Firstly 3 years of their time is gone, no rent for 3 years, they will likely have to wait until 2024 for a modest 3% rent-increase despite rising City fees! (the irony) the City has stolen our time, of 3-years, which will cross almost all tenancies to over 3 years and thus mandate tenants be entitled to a higher Relocation Fee amount. This is absolutely private welfare being forced to be redistributed. Tenant Protections should not result in one segment of society being asked to absorb the entire burden. Why are small mom & pop landlords asked to solve a world-wide pandemic?

Communication from Public

Name: Shawn Luong

Date Submitted: 10/03/2022 03:17 PM

Council File No: 21-0042-S3

Comments for Public Posting: Los Angeles is the only major city in the US that still maintains an eviction moratorium. The reason for the moratorium is to stop the spread of Covid. From the state lockdown date of 3/19/2020 until 10/02/2022, per the local Board of Realtors Multiple Listing Services, 25,407 homes have been sold in the city of Los Angeles proper. No sale transaction should also be allowed if it were to stop the spread of Covid and the stay-at-home order. In addition, airlines, airports, and cruise ships no longer have a mask mandate. Therefore, it is past time to end this moratorium. As for the rent freeze, the reason is to help the renters. Questions arise about why other essentials such as food, gas, utilities, wages, healthcare, and government budgets have not been frozen. In contrast, housing providers have to shoulder a government policy alone without assistance. In addition, the maintenance cost of the properties has increased by over 35%, with labor and materials skyrocketing higher than the rate of inflation. The city should consider the effects of a freeze on its budget and union wage demands for four years when discussing the freeze in rent increases.

Communication from Public

Name: JAVIER BELTRAN

Date Submitted: 10/03/2022 03:29 PM

Council File No: 21-0042-S3

Comments for Public Posting: Item #13: The Housing Rights Center—the nation’s largest fair housing nonprofit and the provider of fair housing services for the City of Los Angeles—urges the City Council to consider the harmful impacts on Los Angeles’s marginalized communities if the COVID-19 tenant protections were to end in the near future. Every day, HRC continues to receive calls from tenants unable to pay rent because of the lingering effects of the pandemic, including many who applied for rental assistance from the State of California. While programs such as Housing is Key and Stay Housed LA have provided important financial and legal help to those tenants able to access them, a huge number of Los Angeles tenants remain at risk of eviction and subsequent homelessness as soon as pandemic protections end. HRC’s experience, as well as ample research, shows that evictions disproportionately impact female-headed households, Black women and other women of color, and families with children. We are in solidarity with the Keep LA Housed Coalition and want to urge the City to keep emergency eviction protections in place until it can adopt and implement strong permanent 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. Because HRC serves property owners as well as tenants, we are also aware of the struggle facing smaller landlords in Los Angeles who may rely on rent as their primary income. We urge the City to find solutions to this problem that do not lead to the displacement and loss of housing for tenants. The recent Homeless Count revealed that the primary cause of new homelessness in Los Angeles is loss of housing. It also demonstrated that the strong tenant protections passed in response to COVID-19 succeeded in dramatically slowing the growth of homelessness in Los Angeles, even during this difficult time. Removing legal protections risks undoing the great progress reflected in the Homelessness Count and creating new emergencies for LA’s most vulnerable residents.

Communication from Public

Name:

Date Submitted: 10/03/2022 03:33 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a left-leaning Democrat who votes in every election, I urge you to end the moratorium immediately. The housing crisis in LA is real, but letting landlords shoulder the burden is unconscionable -- and will ultimately make the issue worse. Please join the rest of the country and end this 2.5-year "protection." Enough is enough!

Communication from Public

Name: Mom & Pop Rental Housing Provider

Date Submitted: 10/03/2022 03:37 PM

Council File No: 21-0042-S3

Comments for Public Posting: I am semi retired and collecting social security.. My San Pedro triplex is supposed to supplement my Social Security income...I do NOT receive a pension from a governmental agency or a private employer. One of my tenants is a single person and works as a bus driver who was NOT laid off during COVID. In fact he bought a NEW MOTORCYCLE. There is NO reason he cannot pay a rent increase His rent is ONLY \$795.00 a month..He now has 2 motorcycles and an SUV. A rent increase will not cause him to be evicted., or suffer any financial distress. My expenses are increasing....unemployment rates are DOWN and I see many "help wanted" signs all over the City. Please do not extend the rent freeze. Thanks for considering the situation of "mom and pop" rental housing providers

Communication from Public

Name: Landlord Taken Advantage by Professional Tenants

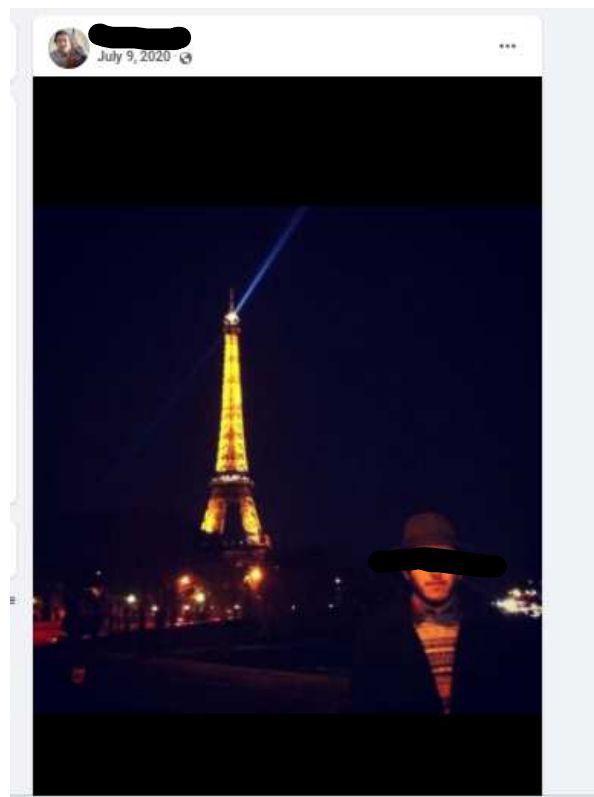
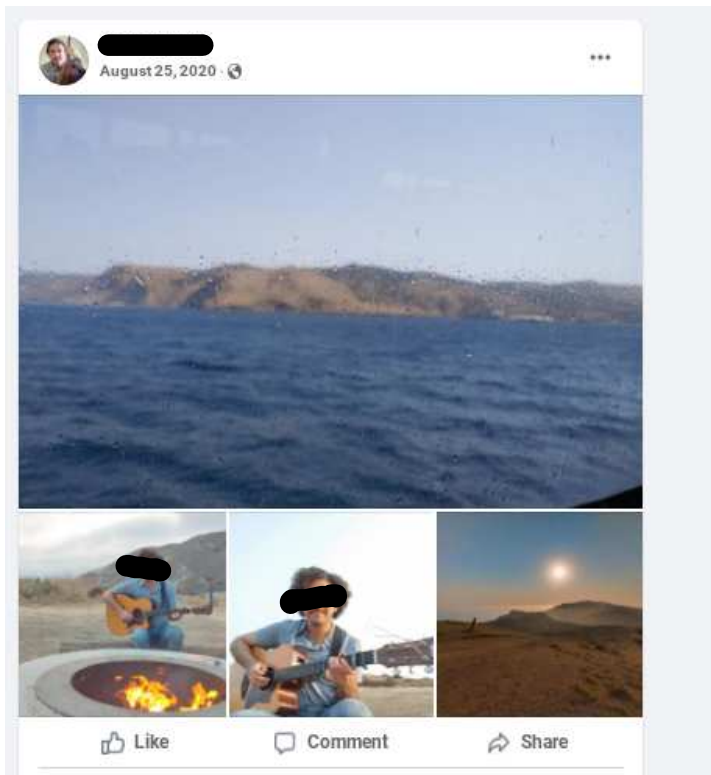
Date Submitted: 10/03/2022 04:06 PM

Council File No: 21-0042-S3

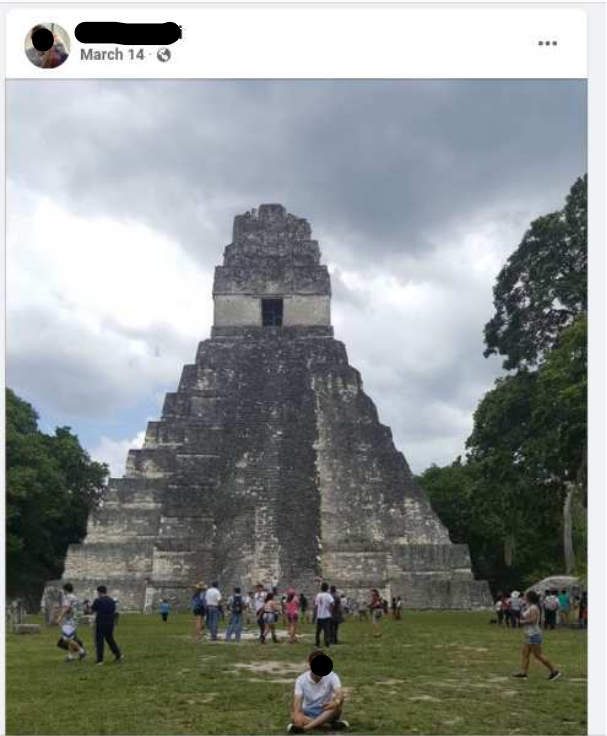
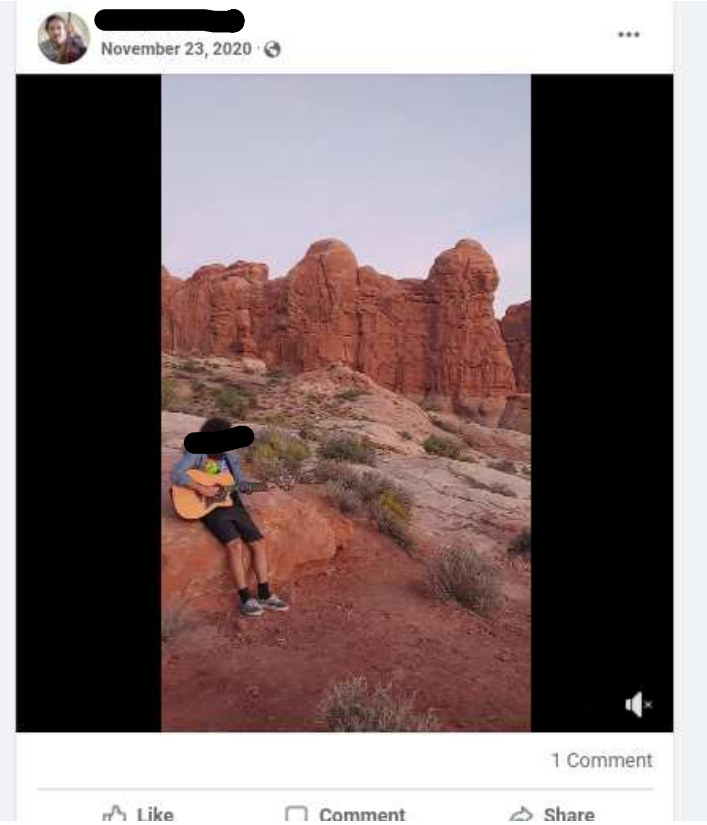
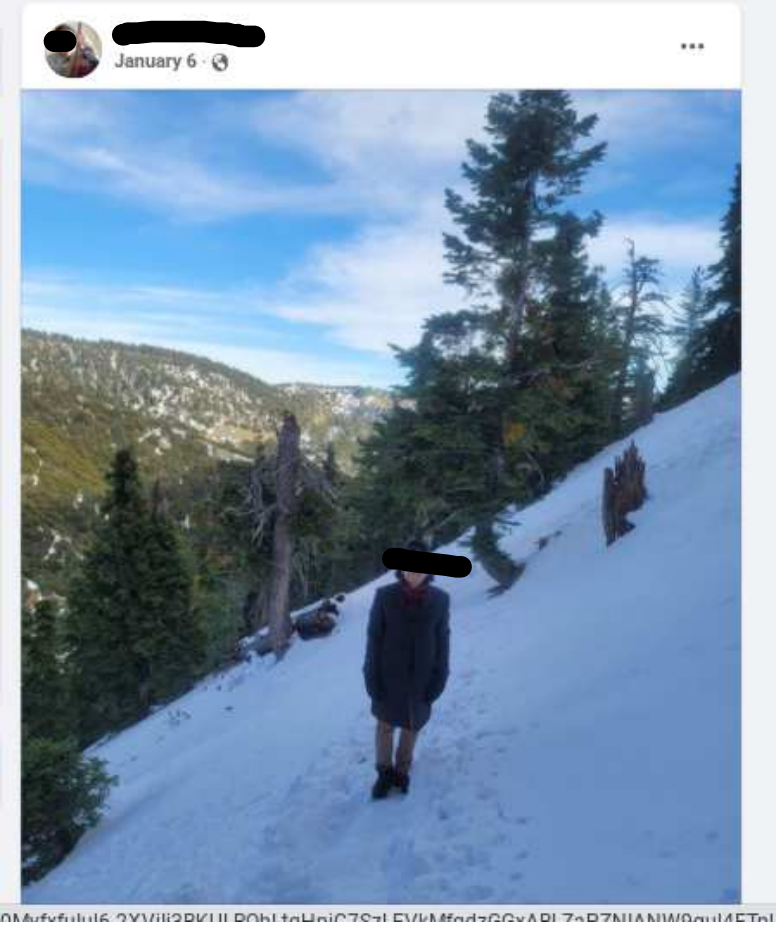
Comments for Public Posting: The city council has made it easier than ever for tenants to take advantage of landlords at a time they should be protecting and encouraging more people to provide rental housing to address Los Angeles City's affordable housing crisis. The eviction moratorium further emboldened "professional tenants" to take advantage of landlords. Their modus operandi is to move from place to place, raising hell, living rent free and demanding larger cash-for-keys offers to end the landlord's pain and suffering. They will always find another victim so you don't have to worry about them becoming homeless. My tenant, "Mr. Professional Tenant," claimed he lost his livelihood as a paraeducator for the Santa Monica Malibu School District in June 2020. He said normally he would have been able to get a summer job but couldn't because of COVID. All the while, he flaunted traveling somewhere every other month in 2020 and 2021. He posted on Facebook visits to France, Guatemala, San Francisco, and numerous national parks across the country, having a grand old time playing guitar. 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. He blocked my emails and changed his phone number. He even ignored all notifications posted on his door. "Mr. Professional Tenant" 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." Before the eviction moratorium, a homeowner was able to ask a boarder to move out with proper notice. If the boarder didn't move out, the homeowner would file an unlawful detainer and wait about two to three months to go through the court process, which ended with the sheriff locking the boarder out. Boarders would usually leave because they have no legal grounds to force a homeowner to let them live under the same roof even if they were dream housemates. They would want to avoid an eviction record at all cost. "Mr. Professional Tenant" never submitted any of the required forms claiming COVID-related hardship. His excuse was that he forgot because

he had been focusing on his music. Whether he submitted the paperwork or even qualifies for relief are moot points in Los Angeles city because the courts are only hearing eviction cases involving criminal activity. Many eviction lawyers I called are not even taking cases from landlords with properties in LA city. Professional tenants like "Mr. Professional Tenant" who know the system and how to avoid getting an eviction on their record. They 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. Professional tenants harness the power of numerous tenant advocacy groups and legal firms such as Basta to bully landlords by demanding jury trials, which are utterly unaffordable for most landlords. Thus landlords settle by giving tenants big payouts to simply go away most of the time. I managed to get "Mr. Professional Tenant" to move to another co-living home of mine and got my house back to myself. I cannot take a chance on renting to another boarder until the eviction moratorium ends. It has taken away all of my rights. Another bad roommate situation could wipe me out financially. There goes four bedrooms that four people could be using instead of couch surfing or sleeping in a tent. Fewer housing options on the market will lead to higher rental prices. Is it any wonder why Los Angeles rents skyrocketed this year?

This tenant didn't pay rent for 2.5 years yet he had money and time to travel the world and show off on Facebook.







Communication from Public

Name: Esthela Pacheco
Date Submitted: 10/03/2022 04:12 PM
Council File No: 21-0042-S3

Comments for Public Posting: On behalf of the Los Angeles Area Chamber of Commerce (chamber), one of the largest business organizations in the Los Angeles region, I am writing to urge the council to support item 13 and phase out the city's eviction moratorium and rent freeze. The city should go further and end both measures at the earliest opportunity. It is time housing providers throughout the city are able to resume normal operations to ensure thriving communities and investment in housing. In 2020 the city took drastic and necessary actions to slow the spread of the COVID-19 virus. Fortunately, we are in a very different environment. The improved public health environment, the availability of vaccines, the lack of any shelter-in-place orders, and the much-improved economy are positive developments which warrant a full lifting and phase out of the eviction moratorium and rent freeze. Infection rates are down, vaccinations progress, full employment has returned and the state as well as the federal government injected massive amounts of direct monetary assistance to help residents that were most in need. Further, California has implemented strong emergency provisions that permanently alleviate residential rental debt concerns. The Chamber hopes the City Council will consider supporting item 13 and move up the recommend timelines towards ending the emergency housing moratorium. Thank you for your consideration.

Communication from Public

Name: MICHAEL Hartounian

Date Submitted: 10/03/2022 04:18 PM

Council File No: 21-0042-S3

Comments for Public Posting: COMMERCIAL TENANTS ARE MAKE MONEY AND DO NOT PAYING RENT. The reports thus far submitted to City Council do NOT deal with COMMERCIAL TENANTS. The courts are left interpreting the status as it applies to residential tenants and treating commercial tenants the same as if they were residential tenants. That is not fair and not right. Something must be done to clarify the law. The City Council itself had problems in interpreting the status of the law with respect to commercial evictions and asked the City's Chief Legislative Analyst ("CLA") to advise them as to the same. In two reports to City Council dated 3-17-22 and 4-13-22, the CLA reported on page 5 as follows: "As of February 1, 2022, commercial tenants are no longer protected from eviction due to nonpayment of rent. Tenants who comply with the County's tenant protection procedures will have an extended period of time to repay past due rent, which depends on the number of employees at the business, unless prior arrangement have been made with the landlord...." While on Page 6, the CLA states that commercial tenants have 12 months (in the case of 10-100 employees) to repay rent by January 31, 2023, or 6 months (in the case of 9 or less employees) to repay rent by July 1, 2023, in equal monthly installments. This is confusing in light of Nuri Martinez's motion stamped February 22, 2022, requiring the Housing Department and City Attorney to report back in 30 days with recommendations and amendments to the eviction moratorium. In the motion Ms. Martinez states the following: "To make sure residents are not confused about upcoming changes to Los Angeles's emergency protections, the City must work from the State's deadline of May 2023 for rental payment during COVID-19. In alignment with the year long repayment period, we must provide enough time for tenants to comfortably pay rent that accumulated over the pandemic." This statement gives rise to the following issues that are further confusing the Courts, attorneys, and the public alike in so far as: 1. When did the Pandemic begin and end for purposes of calculating past due rent to be repaid? 2. The State mandates that past due rent be repaid by May 2023, the City Council and/or Mayor should have ended the emergency declaration and the eviction moratorium as of April 30, 2022. The City Council's refusal to deal with these issues causes confusion for all concerned. This problem is exacerbated by the fact that

none of the County or City's Tenant Protection Notices have addressed these issues at all. The people deserve a clear and concise statement of the current law in a NEW Ordinance. My recommendation as to commercial evictions are as follows: 1. Effective February 1, 2022, SEC. 49.99.3. PROHIBITION ON COMMERCIAL EVICTIONS is repealed. 2. For purposes of calculating past due rent covered by the now repealed Ordinance 186606 more specifically SEC.. 49.99.3. PROHIBITION ON COMMERCIAL EVICTIONS, Past Due Rent shall be defined by all amounts not paid by a commercial tenant from May 1, 2020, to and including January 31, 2022 ("Protected Period"). 3. Commercial and/or guarantors' failure to pay current or past due rent under the Protected Period are subject to eviction. Furthermore, any and all past due rent shall become immediately due and payable plus interest at 10% on a go forward basis. 4. Landlords shall have the right to bring civil causes of action for fraud against any commercial tenant and/or guarantors who claims COVID-19 hardship falsely. In such actions, commercial tenants and/or guarantors shall be barred from bring a harassment action against the landlord. It is incumbent on the City Council to repeal and replace Ordinance 186606 eliminating any confusion as to the current status of the law as it is preempted by the state law. Nothing must be left as to interpretation. Please clarify the status of the law by repealing and replace the law to correctly reflect that there is no moratorium on commercial evictions.