

Communication from Public

Name: Michael

Date Submitted: 10/04/2022 01:43 AM

Council File No: 21-0042-S3

Comments for Public Posting: The moratorium must end promptly. I am a 68 year old single male homeowner. As I needed a major surgery that is \$40k, I had saved \$20k and decided to rent one bedroom in my 4 bedroom home with a 30 day notice, month to month rental to save up extra money for my surgery on June 1 2022. I still work full time in music and also also give time to teach music at a local college one day a week to "give back" to my profession. My reputation is impeccable. Though I've rented many times to some wonderful people that I am still friends with, I managed to pick up a tenant who is a full time criminal and extortionist. After only two days this person tried to get me to back date my contract that he'd reprinted along with a payment ledger to show they paid me rent throughout 2021, so he could file with the State Covid Relief program to receive back pay for the previous year, stating that he lived at my property. I refused and called an attorney immediately to aid me in getting them out. I gave him to move in to pay his deposit, but he never paid it. This person has harassed me, provoked me to engage with them, broken every house rule, tried to break into my private space, constantly bombards me with aggressive and vulgar texts, has trashed my home, broken every house rule and has not paid rent or deposit since the first payment when they moved in June 1. I have not had one meal in my kitchen since his move in as it is filthy and unsanitary. I thought the lodger law would protect me along with my contract stating the terms, but found that the police does not enforce it. I have served a 3 day notice to cure or quit, a 3 day notice to pay or quit as well as a termination of the 30 day agreement. I finally had to serve a UD on August 2nd when he refused to move out. It is now October 3rd and my "jury trial" for eviction is set for the 10th. I've heard that even if I win, it will take the sheriff as long as one to two months to remove him. As I run my business from my home, my clients will not return until he is gone, so now, I have NO income. I am going through my surgery savings, have lost 13 pounds and now seeing a therapist for the first time in my life. He even called the police on me for abusing my dog who is blind and my soul mate just to make me mad. No evidence of abuse was found of course, so now I can add he has filed a false police report as well. People like me NEED your help. PLEASE PLEASE, help us/me to remove this evil person from my home.

....There are too many people leaching off the overwhelmed system and we are at risk of losing our homes. I have been in this house for 25 years. I am alone and scared. My friends are scared for me. PLEASE end this moratorium and demand the police to ENFORCE the laws! There is NO ONE TO HELP US, EXCEPT YOU! Please do your part to end this immediately. I never thought I would leave California, but seems now I may have to. AGAIN, please end this moratorium immediately! ONLY YOU CAN HELP HONEST PEOPLE LIKE ME!!

Communication from Public

Name: Ky Trang Ho

Date Submitted: 10/04/2022 06:36 AM

Council File No: 21-0042-S3

Comments for Public Posting: The City's rent increase freeze and eviction moratorium must end ASAP! Any permanent housing policies must only be considered separately after thoughtful analysis and meaningful stakeholder feedback and not be combined with the termination of the emergency actions put in place temporarily. 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, restrictive housing policies without thoughtful deliberation. Nearly all of other jurisdictions across the Country have lifted similar moratoriums. It is long overdue for the City to seek an equitable path forward by bringing an immediate end to the moratoriums. Small business rental housing providers are already reeling from nearly three years of challenging rent collections, prohibitions 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 the moratoriums will force even more small business rental housing providers to remove their buildings from the rental market or to exit the rental housing business. Buildings are already being removed from the rental market or sold to developers or corporate owners who turn these older buildings that make-up the bulk of the City's "naturally occurring affordable housing" into condominiums or luxury rental units. The already scarce affordable rental housing will soon be gone, a situation that harms entire communities. 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 interfere with 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 almost three years, we have gained a better understanding of COVID-19, a vaccine and a booster are 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 2020 when the pandemic began, and these emergency measures were imposed. Remember: Landlords are people too just like tenants.

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: Susan

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

Council File No: 21-0042-S3

Comments for Public Posting: I own a small apartment complex and the trash, the water and the electric bills have all gone up considerably. The rents barely cover all expenses as is so not being able to increase the rents for the last few years has become very difficult for me to keep the complex running. Not being able to increase rents for yet another year is going to put me in financial trouble so I am begging if you to please end the rent freeze.

Communication from Public

Name: Kristin Brahms

Date Submitted: 10/03/2022 08:00 PM

Council File No: 21-0042-S3

Comments for Public Posting: President Biden has officially announced that the Pandemic is OVER. There are "Now Hiring" signs EVERYWHERE. What is the City of Los Angeles waiting for? 43 months of Covid-19 restrictions is enough. We as Housing Providers have maintained our properties, kept the lights on and the water flowing... Paid for trash increases that are absurd so the City can fill their coffers and even fulfilled our legal requirements to spend 10s of thousands of dollars OR MORE to keep our residents "safer" during the inevitable earthquake. We have even been part of the welfare system to help residents out, some of us will NEVER see any of that money and you want us to remain under these conditions for how much longer? How dare you make decisions that are unsound that we have to abide by for properties we saved and saved AND SAVED to purchase, improve and provide safe housing for ONE MOMENT longer than necessary! There will always be homeless and there will always be those that can't make ends meet for whatever reasons, but why must I be their welfare system? I pay taxes... I made GOOD decisions in my life that made it possible for me to become a Housing Provider/Landlord. I DESERVE AND DEMAND THAT YOU stop this robbery of my income and CONTROL of my property any longer. You want me to pay my property taxes, keep the building habitable, pay your outrageous trash fees? Then give me back MY PROPERTY and ALLOW ME TO GET BACK TO MY BUSINESS WITHOUT YOUR INTERFERENCE ANY MORE THAN YOU HAVE ALREADY DONE FOR 46 MONTHS. Let me RAISE rents in order to save funds for the NEXT bit of idiocy you all dream up because YOU THINK I CAN AFFORD IT. I can't and as my City Council you have been ignoring me and what I do for this City and for those that live here and that is provide housing. I want my increases to be put back now so I can build up what you took away from my business. Grocery stores were not told to feed people and expect money in 47 months, why should I? Do your job and I will do mine.

Communication from Public

Name: Sharlotte Wilson

Date Submitted: 10/03/2022 08:12 PM

Council File No: 21-0042-S3

Comments for Public Posting: As an apartment house owner I'm asking for the eviction moratorium to be lifted. I have a tenant that has caused such chaos and it has affected the lives of the other tenants and there is nothing I can do. On behalf of both tenants and landlords please lift this moratorium now. Sharlotte Wilson

Communication from Public

Name: Depressed home owner

Date Submitted: 10/03/2022 11:56 PM

Council File No: 21-0042-S3

Comments for Public Posting: I rent one house in city of Los Angeles. I help house Los Angeles. It is people like me who offer affordable housing in LA . For over two and half years, I have struggled to keep operating. I need help now!!! I ask the council to end the emergency housing measures and restore normal operations NOW , not in 2023 ! My wife and I have done everything we possibly can to sustain as housing provider and paid taxes, mortgage, insurance and repairs but we cannot anymore. The moratorium and freeze were supposed to be temporary to help those in need. How come Small landlords have been left out entirely. My wife and I have changed jobs to compensate for this lost rent, cut our kids day care, not taken any vacations, have not visited ailing parents back home for over 3 years. We are behind by \$25,000 this year and you expect us to go through another 4 months without rent? while my tenant is taking vacation in expensive resorts, attending parties and living large at the cost of us and tax payers (so i am paying twice). If the govt doesn't want to cover past one year's rent how do you expect me as a person to fill the hole?I would be \$40,000 in debt by the end of the year. What part of this is equitable and fair??? I depend on this rent for my kids future education. Is the city going to pay for their education in the future? I am burdened to subsidize my tenant's lifestyle at the cost of my kids and our wellbeing. Our hands have been tied and chopped off by the city. Many Tenants are willfully abusing the orders, knowing it is hard for someone like me to do anything about it with absolutely no support. The emotional and financial stress is taking a toll on me and it is unbearable. You have robbed me from living a normal life and .I am human too, just like the tenants. Yet you choose not to recognize us with the one sided policies. Without being compensated and the inability to financially adjust, You will continue to lose "mom and pop" owners like myself. The regulations from the city are increasingly complex. I am struggling to understand the maze of existing laws and you have ensured landlords have no help Costs are skyrocketing. Inflation is at 40 year highs. I can't keep up with rising costs. End the freeze now. Not February 2023!!!

Communication from Public

Name:

Date Submitted: 10/04/2022 08:31 AM

Council File No: 21-0042-S3

Comments for Public Posting: As a renter who has been unable to pay rent throughout 2022 because of job loss due to COVID, I 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. 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. The City should not phase out emergency protections until permanent protections are enacted, universal just cause, a permanent minimum threshold for nonpayment evictions & relocation assistance. 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. Every tenant in the City should have just cause protections, including single family home renters. Other cities in LA County have enacted universal just cause protections. The City of LA needs to as well. 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. This protection must be enacted before phasing out emergency protections. Nonpayment protections kept people from falling into homelessness during the pandemic, and we shouldn't end them. 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 permanent protections being considered today are a floor. The City must do even more. We must recover from this pandemic

with stronger tenant protections. In addition to universal just cause, permanent nonpayment protections, and stronger relocation assistance, the City must adopt all of the policies in the Keep LA Housed Tenant Bill of Rights, including: Reducing allowable rent increases for RSO units A codified right to counsel for tenants facing eviction Stronger enforcement of TAHO Stronger code enforcement against slum housing Adoption of stronger anti-discrimination policies like the County just did

Communication from Public

Name: Gustavo Santi

Date Submitted: 10/04/2022 08:36 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am the owner of a four units that I got in 2010 with my life savings. I am a boat captain and all profits from that investment (the only one I have) are for my Son's college. At this moment I have no profits from it. It is not fair, and I believe is not reasonable that everything has gone up in price, and that I can not raise the rent even 3%? Please I need your help, thanks, Captain Gustavo Santi

Communication from Public

Name: Anthony St. Martin

Date Submitted: 10/04/2022 08:38 AM

Council File No: 21-0042-S3

Comments for Public Posting: I am a tax paying registered voter and owner of one single family home in the Hollywood Hills. I rented my home to a man, a member of the CA State Bar, on a three month, furnished lease. My wife and I are realtors and used the CAR lease form which should have protected us from the abuse we have been suffering at this man's hands. After two months he informed us that he would not be vacating at the end of the lease and claimed the protections afforded by the moratorium against eviction. He showed over 1.5 million in assets when he moved in, and over \$200K in assets. Nevertheless, he claimed he was suffering hardship and would stay beyond the lease. He then violated the lease by moving a huge Rhodesian Ridgeback dog into the house, again claiming protections. I contacted several eviction lawyers and none of them would take the case when they heard I was in the city of Los Angeles and subject to this City Council and Mayor's office. It is reprehensible and a dereliction of duty for this council to refuse to provide any protection for landlords against criminal tenants - of whom there are many, and you have heard of many. Current mayoral candidate Karen Ross, said during the recent debate that she "would not assume that tenants were cheating" and would not commit to any specific protection for landlords. Clearly, there is a political agenda at work here. Today, the council will have the opportunity to add the "penalty of perjury" for any tenant who falsely claims hardship due to Covid-19. There is no reasonable cause for refusing to add this provision - it does not harm honest tenants and it protects honest landlords. Any member of this council who votes for the amended ordinance without the "penalty of perjury" will prove themselves to be acting in the service of an attack on private property rights, unfairly bias against an important sector of their constituency and unfit to hold office.

Communication from Public

Name: Nelson Motto

Date Submitted: 10/04/2022 07:30 AM

Council File No: 21-0042-S3

Comments for Public Posting: “Hi, my name is Nelson Motto and I live in District 10. I’ve been living here for 6 years, and I’m here as a resident 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 my neighbors and many Avelino's from becoming houseless. My landlord is abusing her power and has been constantly harassing my neighbors and my self to make it uncomfortable for us to live here. 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. We know that some of the council members own buildings and property but you still have an obligation to serve the community and do the right thing.