

## Communication from Public

**Name:** RC Sparks

**Date Submitted:** 10/04/2022 08:59 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** It is now the time to end the eviction moratorium and rent freeze. The cost of living has increased for everyone; home owners, property owners, business owners, utility companies, transportation, etal. As a property owner my costs continue to increase while my income is jeopardized. The City of Los Angeles requires that I maintain my property to specific standards and I am obligated to make repairs and improvements when needed. As an individual property owner I do not have access to the resources of a corporate property owner. One of the unique features of Los Angeles is that single family dwellings and small multi-family housing are located in the city. Individual property owners take pride in their property, are accessible to their tenants, and are present in their community. It is a disservice to continue to burden individual property owners with the cost of housing without fair and adequate compensation. Now is the time to end the rent freeze and eviction moratorium.

## Communication from Public

**Name:** Dawn

**Date Submitted:** 10/03/2022 01:27 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** As a landlord I have faced disrespect and flagrant mis use if the property due to this moratorium. I am in danger of losing my property. I think its time to lift this moratorium and allow for increase so we can live too.

## Communication from Public

**Name:** MONICA

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

**Council File No:** 21-0042-S3

**Comments for Public Posting:** HI , WE are a couple in our 73 depending in our rent money to survive. We had been impacted by COVID because our tenant is playing the system and us not paying their rents when have much more money than us.His position at Kaiser Permanent for owner product starts at 153000( posted by himself the position in LINKEDING) and he keeps not paying rent because you allow him, only a self letter mentioning COVID .Why you allow this kind of FRAUD to a senior couple and yourself. WE NEED OUR MONEY NOW, He is not paying his rent since April 2020 ,and we can not even raise the rent until 2024? or get our money back u til Feb 20224? How in the world can we survive, pay all our dues, etc.? Property taxes came with increase since 2020 and you tell us not Rent increase allowed.HAVE COMPASSION WITH MOM AND POPS, WE NEED A DECENT HUMAN BEING THAT CAN DEFEND US AND OUR GOVERMENT IS GIVING THEIR BACKS TO US....PLEASE HELP????.MAKE THE TENATS THAT HAVE MONEY TO PAY AND YOU HELP WITH VOUCHERS THE REAL ONES THAT CAN NOT PAY..Put a Laywer that can help mom and pops for free as well.Thanks ,Gracias Mónica and Jorge Nepomnaschy

## Communication from Public

**Name:** MONICA

**Date Submitted:** 10/03/2022 02:08 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** MOM AND POPS DEPENDING ON YOUR HELP TO SURVIVE. WE NEED OUR RENT OWNED MONEY NOW. WE NEED TO INCREASE THE RENT NOW. MAKE TENANTS LIKE OUR EARNING AT KAISER PERMANET WITH HIS PRODUCT OWNER POSITION ( STARTING AT 153000)ACCOUNTABLE OF KEEP LING INVOKING COVID TO PAY AND STOP FRAUDING MOM AND POPS AND THE SYSTEM . PLACE A LAWYER GROUP TO HELP FOR FREE MOM AND POPS. NOBODY DEFEND US ON THE GOVERMENT ,WHY? . WE HAD VOTED FOR YOU AND NOBODY RETURNED TO US WITH ALL OUR PLEDGES FOR HELP SINCE APRIL 2020..WE ARE STILL IGNORED. CAN SOMEONE STEP UP ,DEFEND AND HELP US. MOM AND POPS ?????Thanks Monica and Jorge Nepomnschy

## Communication from Public

**Name:** Mary Beth Pierik

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

**Council File No:** 21-0042-S3

**Comments for Public Posting:** The state of emergency is over. It is not good for our mental health to keeping dragging the pandemic on. It is now mostly a manageable endemic, and people want to get on with the lives. You are letting able bodied tenants slip further and further into potential debt. I see it with my own eyes, they are working, but using their rent money to buy new cars. When the moratorium is over, they will have a significant balance to pay off. The jobs are there, your are hurting employers, too. For our mental, emotional and financial health, it is time to end the eviction moratorium.

## Communication from Public

**Name:** Anna Hanley

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

**Council File No:** 21-0042-S3

**Comments for Public Posting:** It has been 4 years without a increase in rent meanwhile we had to endure utilities and tax increases. Apartments need repairs and the cost are so high for repairs. This is not moral. Why are you do this to mom and pop landlords.

## Communication from Public

**Name:** Dorene

**Date Submitted:** 10/04/2022 09:31 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** The City is trying to pawn their problems on hard working Mom & Pop owners. Most of our pockets aren't as deep as the City's, yet they expect for me to care for those who give me a hard time and are very unappreciative. I've incurred higher fees from the City, non-payment of rents, utility bills, repairs and maintenance all while being threatened by my tenants, denied access to common areas nor allowed to access the repair site. I have been by sued by one of my tenants but won. Threatened in the middle of the night, forced to run away from my property and not to mention unannounced trespassing by the father and son while trying to rehab the only vacant unit - making me feel susceptible and vulnerable. I have a government order to comply, yet I cannot exercise it. I have tenants who pay \$500 for 2 bedrooms and asking for \$80K payouts who have at least 6 others living with them all driving nice vehicles and having parties. If it wasn't for my job, I'd lose everything because the City has not even considered the owners. The City will say apply for housing is key, but what happens when the tenant doesn't comply and is difficult. What about the owners who wanted to occupy but were denied and pretty much told you must provide roofing over this persons' head without an end in sight, so I pray I don't ever get in a bind because it's over with at that point. I had saved up for many years to put the \$200K down payment to buy my triplex and it has been nothing short of disastrous. I'm losing almost \$2K a month and can you honestly say that some of these tenants aren't milking the system. What about us - the average hard working minority women who had never experienced generational wealth and just trying to provide a better lifestyle for me and my family.

# 3-DAY NOTICE TO CURE VIOLATION(S) OR MOVE OUT

Plaintiff(s): \_\_\_\_\_, Owner(s)

VS.

Defendant(s): \_\_\_\_\_, Resident

\_\_\_\_\_, Resident

\_\_\_\_\_, Resident

**Notice To  
Perform  
Or Quit**

To: \_\_\_\_\_, Resident(s)

**AND ALL OTHERS IN POSSESSION, PLEASE TAKE NOTICE** that you are in violation of the terms of your rental

agreement and/or the law applicable to your tenancy at the premises located at \_\_\_\_\_,

Apartment number \_\_\_\_\_, in the City of \_\_\_\_\_, California.

**YOUR VIOLATION(S)** consist of the following circumstances:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WITNESS(ES) TO VIOLATION(S):** \_\_\_\_\_

**DATE AND PLACE OF VIOLATION(S):** \_\_\_\_\_

**YOUR FAILURE TO PERFORM THE ABOVE COVENANTS OF YOUR RENTAL AGREEMENT AND/OR CURE**  
the above violation(s) **OR QUIT WITHIN THREE (3) DAYS** can result in legal proceedings against you to recover  
possession of the premises and **PENALTY DAMAGES OF \$600.00** under Section 1174 of California Code of Civil  
Procedure.

Because of the above violation(s) the undersigned does hereby declare a forfeiture of your rental agreement. **NOTICE:**  
Pursuant to Civil Code, Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record  
may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligation or if  
you default in those obligations in any way. This is the only notice that you will receive in this regard.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner(s): \_\_\_\_\_ By: \_\_\_\_\_ Agent



# Proof Of Service

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the NOTICE, of which a true copy appears on the reverse side of this Proof Of Service, by one of the methods indicated below on the following named

Resident(s): \_\_\_\_\_

☐ 1. **BY PERSONALLY DELIVERING** a copy of the Notice to the Resident(s) named above at the following address:

☐ 2. **BY LEAVING** a copy of the Notice for the Resident(s) named above with a person of suitable age and discretion at the residence or usual place of business of the Resident(s), said Resident(s) being absent therefrom. Said residence or usual place of business being at the following address:

**AND MAILING** an individual copy to each Resident by depositing said copies in the United States Mail, in a sealed envelope with first class postage prepaid and addressed to the Resident(s) named above at their usual place of

residence which is at the following address: \_\_\_\_\_

☐ 3. **BY POSTING** a copy of said Notice for each of the Resident(s) named above in a conspicuous place, there being no person of suitable age or discretion to be found at any know place of residence or known usual place of business of the Resident(s). Said notice was posted at their usual place of residence which is at the following address:

**AND MAILING** an individual copy to each Resident by depositing said copies in the United States Mail, in a sealed envelope with first class postage prepaid and addressed to the Resident(s) named above at their usual place of

residence which is at the following address: \_\_\_\_\_

Subject notice was served on \_\_\_\_\_, 20\_\_\_\_.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the City of \_\_\_\_\_

County of \_\_\_\_\_, State of California.

Signature of Server: \_\_\_\_\_

Print Name of Server: \_\_\_\_\_

**Fill out "Proof Of Service" On Owner's Copies Only**



## Communication from Public

**Name:** Robert Reyes Villagómez

**Date Submitted:** 10/04/2022 09:38 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** My name is Robert Reyes Villagómez, and represented by Mitch O'Farrell. I'm the statewide organizer for the Residents United Network and work at Housing California. My personal view is that we must continue the protections for tenants. There should be no evictions now, or until the future. If protections drop then LA city council will be taking action that makes our housing and homelessness crisis even worse. Our economy does not work for the people and until our most vulnerable in our communities can live with dignity and security, we should be working to ensure that they, and all the others on the brink of homelessness have the resources and protections they need. Keep the protections, and draft stronger permanent protections. Just cause is a start but we must never allow an individual to go through the trauma of an eviction. If someone can't pay the rent we should support them as a society, not kick them out into the street.

## Communication from Public

**Name:** Tiffany Do

**Date Submitted:** 10/04/2022 09:41 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** KEEP LA HOUSED. Please extend covid rent protections forever. Stop siding with landlords and actually protect the people

## Communication from Public

**Name:** CATRINA LEE  
**Date Submitted:** 10/04/2022 08:39 AM  
**Council File No:** 21-0042-S3

**Comments for Public Posting:** It is extremely unfair and unconstitutional to have rent freeze at City of LA till end of 2023, and have the housing provider suffer the consequences and carry all these burden. That is 4 year of rent freeze and also we have not been allowed to evict tenants for any reason since early 2020. The inflation has sky rocketed , labor and material have increased tremendously, and RSO fee has not stop to increase its fee during the pandemic. In fact, if went up so much last year, more than any other years. It is extremely unjustified for you to prohibit the law bidding housing provider not raising rent for anyone, regardless if they are covid impacted or not. President Biden said the pandemic is over just a couple weeks ago ( during the 60 minute episode), so why are we still have rent freeze till Dec 2023?

## Communication from Public

**Name:** Ryan H

**Date Submitted:** 10/04/2022 10:12 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** I am writing to implore the City Council to end these protections which have been in place for almost 3 years now. My family scrimped and saved for their entire lives while I have worked extremely hard over the past decade to earn a well-paying job; all so we could afford a home to move into together. We purchased a home in December of 2021 and have not yet been able to move in because of the current tenant who refuses to vacate a portion of the property. She has refused buyout offers and refuses to comply with the LAHD order which states her unit is illegal (it was discovered to be illegal after we purchased it). Why does she do this? Because she knows that she can continue to live rent-free with the COVID-19 tenant protections in-place while also collecting a relocation assistance check at the end. Without these protections, we would have paid the relocation fees and evicted her almost 1 year ago....and yet we're forced to house her for free and completely against our will. We have no interest in being landlords, we have no interest in running a rental property...we simply wish to live in our home alone and peacefully. Please end these protections and return our property to us. It's been hijacked by her for far too long.

## Communication from Public

**Name:** AZ

**Date Submitted:** 10/04/2022 10:14 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** I have been a renter in CDs 1 & 4 over the last 10+ years. 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. 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. Vulnerable tenants are being harassed across the city; we need the City to hold abusive landlords accountable. I urge the City not to lift emergency protections without first enacting strong permanent protections, not just a report back. The City has the onus to enact and enforce tenant protections, and to ensure existing protections are adequately enforced. Allowing emergency protections to phase out without enacting permanent protections is inhumane.

## Communication from Public

**Name:** Casa Moreno LLC

**Date Submitted:** 10/04/2022 11:10 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** I can see how freezing rent increases seem compassionate, if not necessary, for many who lost their sources of income during the pandemic. Before purchasing this income property at the age of 28 in 1998, I lived in 1 bedroom apartments throughout Korea town, Macarthur Park, and East LA. Paying rent was a challenge back then for my single mother, but she managed by working 2 or 3 jobs. If she had lost her job because of a pandemic, I would have desperately wanted to receive some type of understanding to avoid eviction. Many of those who lost their livelihoods are just as hard-working as my mom and deserve assistance in a society that can afford it. I have enough empathy to see it. However, by freezing rent increases, many are being "helped" who don't need it. That "help" is born on the backs of hardworking entrepreneurs like myself. None of my tenants lost their jobs though their apartments continued to require maintenance for wear and tear. The summer heat was unbearable for one of my tenants, so I purchased and installed a new central air-conditioning unit for her apartment for over \$7,000. I could have instead done nothing to ease her discomfort, but, despite the freeze on rent increases, I did the right thing and paid for a new AC system for her. Dear City Council members, we landlords struggle to keep up with expenses just like our tenants. We want to provide comfortable and affordable housing. I am asking you to do the right thing for us homeowners and immediately lift the freeze on rent increases.

## Communication from Public

**Name:** Vanessa

**Date Submitted:** 10/04/2022 11:11 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** End Eviction Now. we only own 3 units we worked so hard over time and weekends to be here and we were able to get a 3-unit apartment with the hope that eviction restriction will end so we can bring our parents to live with us as both of our parents are sick and over 59 years old . My father was diagnosed with a tumor this past December and since February he has been in chemo just last week my little sister 21 year olds had to take him t emergency ( sister drop out of college becauseof our situation my father in law suffer from heart problems and our both moms have blood presure issues. Now my husband is sufferening from blood pressure and mental helth. I am pregnant with our first child and sufering from depression because now we are at the point that we are with so much debt. Our tenant especially one she moved out and left her daughter 18plus and move her mother in while she lives in a 2020 new house with 4 bedroom and have multiple cars and she keeps harassing us and treading us that will sue us. Attorneys have taken so much money on us and are unable to help us. I just getting to the point of I don't see why we work so hard if at the end of the day the hard-working people is not protected. Please note that with all respect, MOST of the ACE members are just either people who only think of having kids and living from our taxes. Please note that during this pandemic people that have kids got so much stimulus and tax credits . It is time to look for our senior and older. remember that we all going to get old and been old is not easy. I believe having kids is a choice not a necessity.

## Communication from Public

**Name:** Sharon tsukamoto

**Date Submitted:** 10/04/2022 10:29 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** My name is Sharon Tsukamoto. I am a Mom & Pop Apartment owner that wants the Eviction Moratorium & Rent Increase Freeze to end in December 2022. We, small apartment owners, have suffered for almost 3 years of non-payment by tenants who are claiming Covid-19 issues. In the beginning, I understood why we had to keep tenants in place to prevent the spread of Covid. NOW, my tenants are still not paying rent but they are working and buying new cars, going on vacations & having food delivered to them via Grub Hub. In the meantime, the SCEP fees, LADWP costs have increased but where do we get the money to pay it? The Eviction Moratorium and Rent Increase Freeze is an emergency measure to combat Covid but now we have vaccines & boosters, schools are re-opened, people are working, large concert & sports events have resumed. Nearly all other cities across the country have lifted similar moratoriums. I feel that the moratorium is not being lifted so that Landowners, like me, can take care of people so that they are not homeless, at our expense. It is not our duty to take care of the homeless situation. However, many tenant advocacies are stating that the moratorium should continue so that people have a place to stay. The Emergency Moratorium was intended for Covid-related tenancies, not taking care of the current housing shortage!! Now that Covid restrictions are removed, landowners shall have the right to go back to our business. I have lost alot of money from tenants who have not paid their rent, yet claim Covid but did not apply/qualify for the Rent Relief program. THE CITY OF LOS ANGELES MUST END THIS EVICTION MORATORIUM & RENT RAISE FREEZE AT THE END OF 2022!!

## Communication from Public

**Name:**

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

**Council File No:** 21-0042-S3

**Comments for Public Posting:** I am a resident of Los Angeles, I've lived here for 25 years. The City should not phase out emergency protections until permanent, and stronger tenant protections are enacted. We are in the middle of a housing crisis AND a pandemic. People will continue to lose their homes, their jobs, health and their lives from any more negligence and denial of our basic needs. Everyone deserves and need a healthy home to live in and this should be reflected in our city 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. COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. We need to move forward with even stronger ones.

## Communication from Public

**Name:** Kosta Kaporis

**Date Submitted:** 10/04/2022 10:27 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** As an impacted housing provider, I found the fact that the City of Los Angeles still having eviction moratorium is despicable. What is more upsetting is freezing rents during a period of minimum unemployment and record inflation. This only was for the tenants that already had rent control and thus were protected. However other tenants that had no rent control had their rent go way up. The reason was not due to the pandemic, but because the political establishment can strengthen their base by appealing to the tenants under RSO, NGOs that provide lip service, and the larger political-industrial-commercial-housing complex and their housing poverty pimps. Recommendation 9 by one of the committees read: REQUEST the City Attorney to draft an ordinance to sunset the Ordinance No. 186607 effective January 31, 2023 and allow landlords to resume annual allowable rent increases for RSO rental units 12 months after the expiration of the eviction protections, and provide that rent increases foregone during the moratorium may not be imposed retroactively. The statement "rent increases foregone during the moratorium may not be imposed retroactively" cannot be legal and should not be enforced if adopted by the City Council. How, during a period that in total inflation will have gone up by about 20%, we will not be allowed to make it up. Is that not a taking (per U.S. constitution) of one fifth of our property? If this recommendation is adopted by the City Council, all landlords should file a claim (<https://clerk.lacity.org/clerk-services/cps/file-claim>) as a prerequisite to a law suit.

## Communication from Public

**Name:** Nico Cordova

**Date Submitted:** 10/04/2022 11:00 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Hi, my name is Nico and I work in district 9. I'm here with 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. 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. 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:** Lupe Trujillo

**Date Submitted:** 10/04/2022 05:16 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** We need our homes back. No one is protecting the small mom and pop landlords. I just want my home back. As an elderly lady 84 years old I can not settle my affairs or give my property to my family because it is so hard to evict renters. And us small landlords do not have 20k or more to be able to evict. These laws are not fair. I am not a rich woman but you treat me as a multi-million dollar developer.. I am not that. I just want my home back.

## Communication from Public

**Name:** George Y  
**Date Submitted:** 10/04/2022 01:10 PM  
**Council File No:** 21-0042-S3  
**Comments for Public Posting:** You must end rent freeze Now!