

## Communication from Public

**Name:** unhopeful LA resident  
**Date Submitted:** 10/13/2022 10:22 AM  
**Council File No:** 21-0042-S3  
**Comments for Public Posting:** please see attached notification of current violations. please cure or quit



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## **THREE (3)-DAY NOTICE TO PERFORM OR QUIT**

**RENTER:** Los Angeles City Council

*(Full Name)*

**PREMISES:** all RSO and non-RSO properties of mom & pop housing providers

*(Apt. No.)*

*(Street Address)*

Los Angeles, CA

*(City)*

*(State)*

*(Zip Code)*

**PLEASE TAKE NOTICE** that, within three (3) days, excluding Saturdays, Sundays and judicial holidays; after service upon you of a copy of this Three (3)-Day Notice to Perform or Quit, you are required to either:

- Cure the breach of your rental agreement or violation of the law, or
- Quit and deliver possession of the Premises to the Owner.

**YOU HAVE BREACHED** the rental agreement or violated the law as set forth below by:

*(Check One or More of the Applicable Provisions)*

- ☒ Committing or permitting acts which are specifically prohibited in your rental agreement.
- ☒ Committing or permitting a nuisance in, or causing damage to, the Premises, or to the appearances thereto, or to the common areas of the property or complex containing the Premises, or creating or causing unreasonable interference with the comfort, safety or enjoyment of any of the other renters of the same or any adjacent building.
- ☒ Refusing Owner reasonable access to the Premises for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by law, or for the purpose of showing the Premises to a prospective purchaser or mortgagee.

**THE SPECIFIC FACTS ARE:** illegal takings of private property; state mandated slavery of mom & pops;

City Council forced has the entire burden of the pandemic on mom & pops;

City overreach of violation of contracts clause of US Constitution;

conflicts with Government Orders to Comply not allowed by current City moratorium as reported in LAHD report;

Violation of CA State protected Costa-Hawkins Act and Ellis Act



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## **DECLARATION OF SERVICE OF NOTICE \***

**Name(s) of Renter(s):** Los Angeles City Council  
(First / Last) (First / Last)

**Name of Person Served:** unhopeful Los Angeles City resident  
(If Other Than Renter) (First / Last)

**Place of Service:** \_\_\_\_\_ California \_\_\_\_\_  
(Street Address) (Zip Code)

**Date and Time of Service:** October 13, 2022 At 10:15 A.M. / P.M.  
(Month and Day) (Year) (Time)

**I declare that:** I served a copy of the Notice shown on the reverse side hereof on the Renter(s) named above by (check applicable statement):

☐ *Delivering it personally to one or more of the Renter(s) named above;*

☐ *Leaving a copy with the person named above, who is of suitable age and discretion, at the renter(s)' premises/business and by sending a copy in a sealed envelope, by first class mail, postage prepaid, addressed to the renter(s) at the premises; or*

☒ *Affixing a copy to the front door of the premises and by sending a copy in a sealed envelope, by first class mail, postage prepaid, addressed to the renter(s) at the premises, in as much as the renter(s) actual place of residence or business cannot be ascertained and/or a person of suitable age and discretion cannot be found at the renter(s) premises or business.*

I am personally aware of these facts and I am competent to testify thereto as a witness. I declare, under penalty of perjury, that under the laws of the State of California, the foregoing is true and correct, and that this declaration was executed on the following date and at the following place:

**DATE:** October 13, 2022

**PLACE:** Offices of Los Angeles City Council, California

  
DECLARANT SIGNATURE

\* - **This declaration is for owner's records only. It should not be completed on Renter(s) copy of the Notice.**

## Communication from Public

**Name:**

**Date Submitted:** 10/14/2022 07:35 AM

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

**Comments for Public Posting:** Los Angeles City Council violates Affordable Housing Providers--aka Mom&Pop with illegal Takings, a violation of the constitution. Forced to house for free, unable to claim their own properties either for their own use or for their small businesses, Mom&Pop are curious about the 'legality' of this and the continuing, unending protections of tenants. Does City Council not realize that for tenants, there needs to be LANDLORDS? Who have been given NO protections much less acknowledgment that we even exist. Bonin says we are 'miniscule' St De Leon needs to 'study' the figures, yet here we are throughout the city, on every block, miniscule? Miniscule describes our savings, used up lines of credit, checking accounts, but I doubt our numbers. TAKINGS, yet another Los Angeles City Scandal?