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Office of the City Clerk, City of Los Angeles

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**Council File Number**

[07-0005-S568](#)

**Title**

4631 EAST TWINING STREET / REAP

**Subject**

Communication from the Los Angeles Housing Department, dated August 28, 2007, and a resolution relative to the removal of the property located at 4631 East Twining Street from the Rent Escrow Account Program/Rent Reduction Program (REAP/RRP). Case No. 19480.

**Last Change Date**

06/10/2016

**Expiration Date**

06/08/2018

**Reference Numbers**

Case: 437671

**Council District**

14

**Initiated by**

Housing Department

**Action History for Council File [07-0005-S568](#)**

Date	Activity
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06/10/2016	Council action final.
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06/08/2016	Council adopted item, subject to reconsideration, pursuant to Council Rule 51.
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06/07/2016	City Clerk scheduled item for Council on June 8, 2016.
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06/02/2016	Housing and Community Investment Department document(s) referred to Council.
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06/01/2016	Document(s) submitted by Housing and Community Investment Department, as follows:
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Housing and Community Investment Department report, dated May 31, 2016, and Resolution, relative to the removal of 4631 East Twining Street from the Rent Escrow Account Program (REAP).

**Archive History**

8-28-07 - For Council

8-28-07 - File to Council and Legislative Processing Clerk

9-12-07 - Council Action - Resolution ADOPTED - NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT: All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building, and all electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

IN ADDITION, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building and any penalties thereto pursuant to Section 151.05, any remaining funds shall be returned to the current landlord.

SPECIFICALLY, The property at 4631 East Twining Street shall be removed from the Rent Escrow Account Program and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees, penalties, and costs to the Los Angeles Housing Department - Case No. 19480.

9-21-07 - File in files