

Communication from Public

Name: Jennifer Ganata

Date Submitted: 10/14/2020 12:48 PM

Council File No: 00-9999

Comments for Public Posting: This is for the purpose of general comments Los Angeles' Temporary Covid-19 Tenant Protections are no Substitute for a Permanent Tenant Anti-Harassment Ordinance The most important differences between a proposed Permanent Tenant Anti-Harassment Ordinance and Los Angeles' Temporary Covid-19 Tenant Protections are the scope and duration of their respective ordinances. A Permanent Tenant Anti-Harassment ordinance would protect tenants from a wide range of harassing behavior indefinitely. Conversely, the Temporary Covid-19 Protections only prohibit bad acts related to the current pandemic and those protections will eventually expire. These two ordinances are so different in scope and duration that the Temporary Covid-19 protections should not be considered a substitute for a Permanent Tenant Anti-Harassment Ordinance. The Permanent Tenant Anti-Harassment Ordinance The purpose of a Permanent Tenant Anti-Harassment Ordinance is to deter landlords from using harassment as a means to displace tenants. This is especially important in rent-controlled units where a landlord may be incentivized to displace a tenant and raise rent once the tenant leaves. The proposed Permanent Tenant Anti Harassment Ordinance would do the following: 1. Prohibit a wide range of harassing behavior such as serving baseless eviction notices, abusing the right to inspect the property, refusing to make repairs to the unit, threatening a tenant with physical harm, and threatening to disclose a tenant's immigration status. 2. Last indefinitely, helping tenants for years to come;. 3. Provide an affirmative defense for tenants in evictions when the landlord has engaged in harassment; 4. Provide tenants with a private right of action where they may obtain injunctive, relief, damages, and costs. 5. Provide courts with the discretion to impose a penalty of up to \$10,000 and a separate \$5,000 penalty for violations of the ordinance against the elderly or tenants with disabilities. 6. Make violations of the ordinance a misdemeanor The Temporary Covid-19 Tenant Protections (Article 14.6 of L.A.M.C) Los Angeles' Temporary Covid-19 Tenant Protections are important, but are narrow in scope and duration. They were passed on an emergency basis and seek to prevent mass evictions of tenants who are adversely affected by the current pandemic by doing the following: 1. Prevent landlords from evicting or attempting to

evict tenants for non-payment of rent when the reason for nonpayment is related to Covid-19, and allowing tenants 12 months after the state of emergency ends to pay back rent before a landlord can file an eviction; 2. Prevent landlords from evicting or attempting to evict tenants without cause or because of unauthorized occupants, pets, or a nuisance related to Covid-19. 3. Prevent landlords from charging interest or late fees on unpaid rent; 4. Require a landlord to provide written notice to tenants of their rights under the ordinance; 5. Prevent landlords from intimidating tenants to sign over stimulus checks to the landlord; 6. Prevent landlords from removing rental units from the market under the Ellis Act; 7. Grant tenants a private right of action against landlords if they fail to comply with the ordinance within 15 days of receiving notice of the violation; 8. Allow for administrative citations and provide courts with the discretion to impose a penalty of up to \$10,000 and a separate \$5,000 penalty for violations of the ordinance against the elderly or tenants with disabilities. 9. Make a violation of this ordinance an affirmative defense in an unlawful detainer action. While these protections will be important during the Covid-19 pandemic and its aftermath, tenants still need a Permanent Anti-Harassment Ordinance to protect their rights.

Communication from Public

Name: Zanja Tarver

Date Submitted: 10/15/2020 12:34 PM

Council File No: 00-9999

Comments for Public Posting: Hello, I'm writing in regards to the illegal dumping in the streets of Los Angeles in the area of 116th ST. Between Vermont and Hoover West and East bound on the frontage road approaching the freeway on ramp. The trash is now in the street. I don't want to cause damage to my vehicle or tires. This needs to be addressed immediately. Why can't we get service to our communities that we live and commute through. It is too much. I hope this email get directed to someone that will address this ongoing problem.