

Communication from Public

Name: Etta Hindra, BSc.

Date Submitted: 10/22/2024 12:58 AM

Council File No: 14-0268-S18

Comments for Public Posting: TO PASS TAHO today 10/22/2024. TERMINATE THE CURRENT PROPERTY MANAGEMENT: LEVINE PROPERTY MANAGEMENT&PATH VENTURES. LACITY to appoint another Property Management that had better quality/Bonafide//Conservative: had their own funding/Business Loan not depending on my Gift Income/SS/Retirement Income, etc. Current LEVINE Property Manager Supervisor is ARROGANT, General Manager Alma Delia Flores is ARROGANT, Property Manager is ROUGH/Rude; They think they are the best in the world; Supervisor Property Manager Shirley Oliver & General Manager Alma Delia Flores were so ARROGANT, THEY never intend to meet me as their Tenant, keep-on Harrassing by entering my Unit while I am going/entering without permission then took photo of my personal belonging for accusing: NOT IN COMPLIANCE in order to evict me. Alma Delia Flores refused to do repair, Keep asking money to do the repair that she did damage my Unit: False Fire Alarm & Sensor Switch; The Supervisor Inspector of Receiver Specialist paid for the Repair on his account after I called the LAPD; The Lease Addendum was stated 10/21/2014 which was INCORRECT/UNTRUTH/FRAUD; My Lease Agreement with Skidrow Housing Trust was on: 3/12/2021 NOT WITH LMG nor PATH VENTURES: they just come-in March 2024 asking to sign retroactive since 2021 to get the Government Subsidy which was: CORRUPT. This Levine Property Management&PATH Ventures did not subsidy my rent in year 2021. Brilliant Corner that subsidy my rent since year 2021. I Request assistance from the LACITY to get REVOCATION 30-DAY TERMINATION TENANCY. and PASSED RE-CERTIFICATION 2024; I was never been given the PASSED RE-CERTIFICATION 2024 by LEVINE Property Management&PATH Venture; they keep asking me to sign....sign....sign....lots of documents since May 2024 with the promise i will get the photocopy in June 1, 2024; But, they never provide the copy; Property Manager Angelica Carter said that this LEVINE Property Management did not intend to provide the photocopy; 7/5/2024 alama Delia Flores making me sign a lot of paper without giving me the photocopy; then 9/27/24 Property Manager Shundrea Hardy making me sign a lot of document without providing me the photocopy either; Until

now, I did not get the photocopy, Alma Delia Flores said she will email me on 10/18/2024 but never provide the email nor photocopy until now. I took picture by my cellular Phone eventho it is not really great copy; At least I could present it to the Court that these LEVINE Property Management & PATH Venture is really a corrupt company. I am current with my rent and respond to Notices timely; LMG&path venture false accusation/defamation stating that I failed to respond to Notice and did not want to sign the Document was UNTRUTH/INCORRECT; This was/is an INSULT to the LAPD and UNIVERSITY CALSTATE DOMINGUEZ that taught me a Discipline. LEVINE Property Management&PATH Venture should get Business Loan instead of pushing towards my Gift Income/SS/Retirement money; These Company is a STOCK company/Group Co./TRUST who geared toward greedy of money; they do not care about the Tenant; They only think for their own money: NOT GEARED for the Community Safety & PEACE.

Response to 30 Day notice

From: Shundrea Hardy (shundrea.hardy@levinegroups.com)

To: ehindra@yahoo.com

Date: Tuesday, October 8, 2024 at 08:53 AM PDT

I apologize for the typo and the miscommunication that you may have experience. However, the process for subsidy is a two-part process. Once you have signed documents to receive the subsidy ; we need you to return to office and sign that you agree with the amount 649 Lofts Apartments will be receiving on your behalf from your proprietor and any remaining responsibilities you may have due any remaining amount of rent required to be paid. We have sought to make this process as simple as possible, only your signature is required to move forward with your rewarded subsidy. Failure to sign pushes back your rent payment and incurs a late fee of \$20 per month. We would like to waive those late fees which is why we are asking you to make an appointment to take care of this matter and review and verify that all required tenant rent is up to date. I have open availability this Wednesday at 1:30 PM. If this day and time works for you, please confirm.

I look forward to meeting you soon,
Shundrea Hardy

LEASE ADDENDUM
Multifamily Housing Program (MHP)

This Lease Addendum is intended to amend the Lease/Rental Agreement, dated 10/21/2014.

between Etta Hindra (Lessee/Tenant) and, (Lessor/Landlord) for the lease of Unit No. _____ Development located at: 649 Lofts Apartments (The Leased Premises) 649 Wall Street, Los Angeles, CA 90014

As a condition of financial assistance provided under the Multifamily Housing Program, the owner of the Development has entered into a Regulatory Agreement (the MHP Regulatory Agreement) with the California Department of Housing and Community Development (the Department). The Leased Premises deemed to be an Assisted Unit as the term is defined in the MHP Regulatory Agreement.

The terms of this addendum take precedence over every other provision in the lease itself and over any other lease addendum or attachment.

(1) "Good cause" as defined by MHP Regulations shall be required for termination of tenancy. Pursuant to **MHP Regulations** Section 7311(b): One or more of the following constitutes "good cause":

(A) failure by the tenant to maintain eligibility under the Program:

(B) material noncompliance by the tenant with the lease, including one or more substantial violations of the lease or habitual minor violations of the lease which:

- (i) adversely affect the health and safety of any person or the right of any tenant to the quiet enjoyment of the leased premises and related Project facilities,
- (ii) substantially interfere with the management, maintenance, or operation of the Rental Housing Development; or
- (iii) result from the failure or refusal to pay, in a timely fashion, Rent or other permitted charges when due. Failure or refusal to pay in a timely fashion is a minor violation if payment is made during the 3-day notice period.

(C) Material failure by the tenant to carry out obligations under state or local law.

(D) Subletting by the tenant of all or any portion of the Assisted Unit.

(E) Any other action or conduct of the tenant constituting significant problems which can be reasonably resolved only by eviction of the tenant, provided that the Sponsor has previously notified the tenant that the conduct or action in question would be considered cause for eviction. Examples of action or conduct in this category include the refusal of a tenant, after written notice, to accept reasonable rules or any reasonable changes in the lease or the refusal to recertify income or household size; or

(F) for Transitional Housing, the end of the maximum term prescribed for tenant occupancy by the Program operated in a particular Transitional Housing development.

(2) Any notice provided to the tenant pursuant to state law shall state the facts constituting the grounds for any eviction. See *MHP Regulations* Section 7311(b).

(3) The tenant is hereby notified of the availability of grievance procedures for hearing tenant complaints and for appeal of management action; such procedures are provided within the lease, or attached hereto, or available upon request from the management company. See *MHP Regulations Section 7311(b)*.

(4) Each tenant household is annually required to recertify household income and size. See *MHP Regulations Section 7311(b)*.

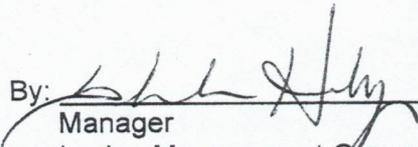
(5) Initial term of tenancy for all MHP-regulated units and all tax credit units shall be a minimum of at least six months, except that units for single room occupancy or transitional housing shall have a minimum initial term of at least one month. Subsequent lease renewals for all types of tenancy shall be for a minimum term of at least one month. See *CA TCAC Compliance Reference Manual, Section III, Part 350, Paragraph D*.

(6) Rents shall be raised or lowered no more than once annually, and such adjustment shall be calculated using CA Tax Credit Allocation Committee (TCAC) procedures. See *CA TCAC Compliance Reference Manual, MHP Regulations Section 7312(c)*.

(7) For units receiving HUD Section 8 or other similar rental assistance, the rules of such a program regarding rent increases shall prevail, even if such changes are more than once. See *MHP Regulations Section 7312(c)*.

(8) Any provisions in this lease in violation of State law, the MHP Regulations, the MHP Regulatory Agreement, or Federal law, are void.

Dated: 10/17/2024

By: 
Manager
Levine Management Group

Tenant: 

Tenant: _____
Tenant: _____
Tenant: _____

RESIDENTIAL RENTAL AGREEMENT

649 Lofts, LP

649 Wall Street
Los Angeles, CA, 90014

This Residential Rental Agreement (the "Lease") is made as of 03-12-2021, between the Landlord 649 Lofts (the "Landlord"), and the following person signing this Lease as the "Tenant" Etta Hindra (the "Tenant"), with reference to the following facts:

The Landlord owns and operates the building at address, 649 Wall Street, Los Angeles, CA 90021 (the "Building"). Pursuant to this Lease, the Landlord will leave to the Tenant Unit # 703, within the Building.

WITH REFERENCE TO THE FACTS DESCRIBED ABOVE, the Landlord and the Tenant (collectively the "Parties") agree as follows:

1. Term

- a. The term of this Lease (the "Term") shall commence at 12:01 a.m. on 03-12-2021, and shall continue for one year, and then on a month-to-month basis thereafter, until either party terminates this lease by delivering to the other Party a written termination notice thirty (30) days before the termination.
- b. Notwithstanding the foregoing, the Term shall not commence until the satisfaction of the following conditions:
 - (1) The Tenant must have paid in full the first month's rent pursuant to Section 8 below.
 - (2) The Tenant must have paid in full the security deposit pursuant to Section 17 below.
 - (3) The Unit must have been vacated by the previous occupant.

The Landlord hereby represents to the Tenant that to the best of the Landlord's knowledge the Unit will be vacant on the date set forth in Section 1(a). In addition, the Landlord shall diligently seek to cause the Unit to be vacant as of the date set forth in Section 1(a). However, if despite the Landlord's diligent efforts the previous occupant of the Unit has not moved out of the Unit by the date set forth in Section 1(a), then the Landlord shall not be in default under this Lease.

2. Lease

As of the commencement of the Term, and for the duration of the Term, the Landlord hereby leases to the Tenant the Unit.

3. Tenant Household; Tenant Income Recertification

- a. The Tenant shall be the sole occupant of the Unit. No other human being is permitted to occupy the Unit as a member of the Tenant's household.

List of Rent Payment

<u>Date</u>	<u>Money Order#</u>	<u>Month</u>	<u>Receipt#</u>
Year 2024			
12. 12/1/2024		December	
11. 11/1/2024	2916-447-1345	November	354230; Received by Shundrea Hardy 10/17/24
10. 10/1/2024	0000-080-002	October	354221; Received by Shundrea Hardy
9. 9/1/2024	2950-425-0821	September	354274; Received by Diana A. Arias
8. 8/1/2024	2932-064-2596	August	354270; Received by Diana A. Arias
7. 7/1/2024	2869-416-7784	July	758816; Received by Alma Flores 6/2/2024
6. 6/1/2024	2869-416-6322	June	3542273; Received by Oliver&Diana
5. 5/1/2024		May	
4. 4/1/2024	2870-682-8411	April	
3. 3/1/2024	270904-528-9971#	March	064980; Received by Mohamed 2/8/24
2. 1/4/2024	2869-419-5256#	February	367742; Received by Charles 1/4/2024
1....12/1/2023	2916-442-6637	January	Received by Ms. Sabrina on 12/1/2023.
Year 2023			
1. 11/10/2023	2869-415-0004	December	; Received by Charles
2. 10/17/2023	2869-415-0008#	November	367686; Received by Charles 10/17/23
3. 10/2/2023	2886-873-7702#	October	; Received by Charles
4. 8/31/1023	367615 ????	September;	367615; Received by Charles 8/31/23
5. 8/1/2023	2856-949-5431#	August	230619; Received by Charles 8/9/23
6. 7/1/2023	2856-949-1493#	July	081074; Received by Charles 6/29/23
7. 6/1/2023	2870-674-4428#	June	156235; Rcd by Nathan Simmons 5/31/23
8. 5/1/2023	2870-673-6047#	May	
9. 4/1/2023	2870-682-8411#	April	
10. 3/1/2023	2820-057-8455#	March; to copy ltr.	
11. 2/1/2023	2843-996-5192#	Feb	
12. 1/1/2023	2848-828-6484#	Jan 2023	
YEAR 2022			
1. 12/1/2022	2848 828 4537	Dec. 22	
2. 11/1/2022	2829 969 7571	Nov.22	
3. 10/1/2022	2829 968 9943	Oct 22	



DEPARTMENT OF COMMUNITY SAFETY
LOS ANGELES, CALIFORNIA 90024

TO WHOM IT MAY CONCERN:

This is to certify that Miss Etta S Hindra has been working for me for a period approaching 22 months, having commenced with the University on 21st February 1984.

Miss Etta S Hindra held the position of Principal Clerk. She always performed her duties efficiently and effectively.

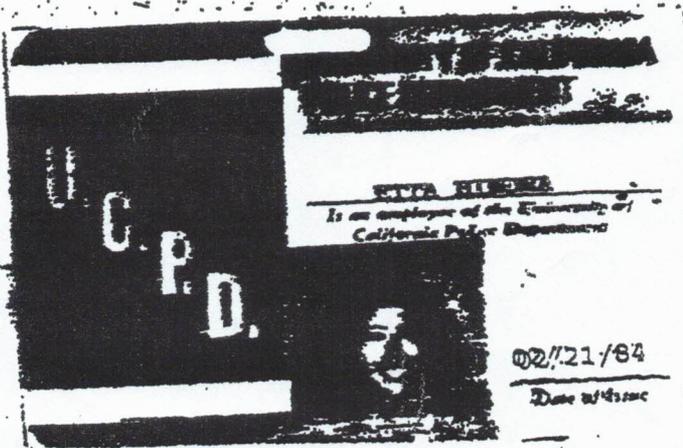
Please be informed accordingly.

November 25, 1985

Erwin Sartoni

ERWIN SARTONI

Administrative Analyst





Los Angeles Police Department

Certificate of Completion

*Operations-West Bureau
is proud to Award this to*

Etta S. Hindra

*In recognition of your participation in the
OWB Community Police Academy*

Awarded the 8th Day of August, 2012



D. McCarthy
Debra J. McCarthy
*Deputy Chief, Commanding Officer
Operations-West Bureau*



Charlie Beck
Charlie Beck

*Chief of Police
Los Angeles Police Department*

