

Communication from Public

Name: Tyreese Burnett

Date Submitted: 09/22/2024 05:33 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Tyreese Burnett. I am commenting on agenda item number 30 and general comment. I live in Council District number 4. I am urging all Council members today to vote YES and pass TAHO today. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: Ensure landlords are fined when they are found in violation of the ordinance Institute triple damages when landlords willfully engage in harassment Must include remedies for tenants such as emotional damages Create affirmative defenses in eviction proceedings Without consequences for harassment, landlords will continue to ignore TAHO. Below is an email message I sent to my landlord in response to their pay or quit notice which ultimately landed me an eviction summons from The Superior Court of Los Angeles: This letter addresses the ongoing harassment and discrimination I've faced in securing funding approval from the ULA Emergency Renters Assistance Program (ULA ERAP). As a resident of Orange Wood Court for 22 years, I have consistently fulfilled my rent obligations, but my financial situation was severely impacted by the COVID-19 pandemic and the SAG-AFTRA/WGA union strikes. I was initially grateful to be approved for ULA ERAP, as management had previously submitted the necessary documents on my behalf. However, this time, there seems to be a deliberate and malicious intent not to follow ULA ERAP procedures. Despite my repeated requests and reassurances from management, the documents were not submitted, as evidenced by a three-month email thread where I pleaded for action. Since Mar 6, I've informed multiple management personnel, including Anisha Duffey (Former Community Director), Jacqueline Orellana (Community Director), Carol Linton (Regional Manager), and Lupe Rodriguez (Portfolio Manager), about my approved funding. However, FPI Management failed to take the promised action. Their failure to submit the documents violates California Civil Code 1710. It is absurd that I received a pay-or-quit notice when management has not fulfilled its legal responsibilities under ULA ERAP. As a resident in need of financial assistance, I feel targeted and discriminated against, which violates Cal. Civ. Code 12955. It's disheartening that FPI Management refuses to take responsibility for this situation, despite former Community

Directors like Anisha Duffey and Kizzy Hamilton successfully submitting rental assistance documents for me in the past. Both Anisha and Jacqueline have confirmed the simplicity of submitting the documents, but they were prevented from doing so by Lupe Rodriguez. Now, I am being blocked from paying rent and harassed about whether I can afford to live here after 22 years. On August 7, my rent of \$1,086 was drafted from my bank account, but FPI Management issued a double charge. When I reported this to Community Director Genene Lockridge, she admitted the error and corrected it immediately. This, combined with the mishandling of my ULA ERAP application, violates Cal. Civ. Code 1940.2. I request that the six months' rent of \$6,311 be credited and removed from my ledger, as FPI Management has failed to follow through on the ULA ERAP-approved funding. Adding insult to injury, FPI Management continues to ignore Cal. Civ. Code 1941.2 violations. Unit 301 has consistently violated health and safety standards, leading to a persistent infestation of gnats and flies in my unit. Management has known about this problem for over three years but has done nothing to resolve it. Unit 301 also violated the smoke-free lease addendum, which caused water damage in my unit in February 2023 when the tenant left the sink running to mask smoke residue. Despite these violations, I am still being harassed for back rent that has already been approved for payment by ULA ERAP. FPI Management is also in violation of Cal. Civ. Code 1927 regarding secure postal services. Our mailboxes have been tampered with, resulting in mail theft and fraud for many residents, including myself. Although FPI Management promised to replace the outdated mailboxes, no action has been taken. I request an in-person meeting to resolve the ULA ERAP funding issue and prevent unlawful eviction. My long-standing tenancy and rental history prove my integrity as a responsible tenant, and I hope we can reach a swift and fair resolution.

Application Update - City of LA - ULA Emergency Renters Assistance Program

Inbox x



LAHD Notification <donotreplylahd@lahdsystems.lacity.org>

Wed, Apr 10, 7:30AM



to me ▾

 [Translate to English](#)



Application # ULA0008576 - City of LA - ULA Emergency Renters Assistance Program (ULA ERAP)

Dear Tyreese Burnett,

This communication is intended for the above-named person only. If you have received this communication in error, please delete the original message without reading or saving it in any manner.

Good news! Your landlord has been notified that you have been determined to be eligible for financial assistance for the ULA ERAP. If your landlord agrees to participate by completing the ULA ERAP application and submitting eligibility documents, your landlord will receive up to six (6) months of rent to be applied towards your back rent owed on or after April 1, 2020.

To check the status of your application, enter your application number on ULA ERAP [Status Lookup](#).

Please note that landlords must participate in the ULA ERAP for financial assistance to be distributed to a landlord on the tenant's behalf. Tenants will not be provided with direct financial assistance.

Thank you.

City of Los Angeles - ULA Emergency Renters Assistance Program



ULA EMERGENCY RENTERS ASSISTANCE PROGRAM CITY OF LOS ANGELES

To look up the status of a ULA ERAP application or ULA ISP application, enter the tenant's rental unit zip code AND one of the following: the Application Number; or Tenant Phone Number; or Tenant Email Address; or Landlord Phone Number; or Landlord Email Address. Once entered, click on the Check Status button.

Please Enter:

Rental Unit Zip Code

And At Least One (1) of the Following:

Application Number

Tenant Phone Number

Tenant Email Address

Landlord Phone Number

Landlord Email Address

Number: ULA0008576
Status: Tenant Approved: Tenant & Landlord Under Review
Address: 5050 N. Sepulveda Blvd., Los Angeles, CA
Unit: #201

Urgent: Issue with Emergency Renters Assistance Program (ERAP) Funding

Inbox x



Tyreese Burnett <tyreeseburnett@gmail.com>

Jun 21, 2024, 8:15 PM



to HR, bcc: Executive.DirectorGeneralIssues, bcc: info, bcc: Kevin.Wong, bcc: contractsandprocurement

Dear Housing Authority,

I hope this message finds you well. I am writing to bring to your attention a significant issue I am facing regarding the ERAP funding that was approved for me back in April of this year. I am a resident at Orange Wood Court Apartments, managed by FPI Management, and I have encountered considerable difficulties in securing the ERAP funding that was allocated for six months of unpaid rent due to financial strain.

Upon my approval for the ERAP Program, I promptly informed my landlord via email, as they have accepted ERAP payments in the past for rent relief. However, despite my immediate notification, the process of getting FPI Management to submit the required paperwork to secure the funding has been extremely challenging and frustrating.

Over the course of two months, I have continuously followed up with FPI Management through emails and voicemails, reminding them to submit the necessary documents before the funding deadline. Despite their assurances and promises, the paperwork was not submitted in a timely manner. Multiple times, I was asked to provide contact information for ERAP so that management could complete the submission, yet there was a consistent delay and lack of urgency on their part.

Even after contacting ERAP directly, I discovered that FPI Management had still not submitted my documents, causing the allocated funding to be redirected to other renters whose landlords completed the process in a timely manner. Despite my proactive efforts, which included persistent follow-ups and inquiries, FPI Management's failure to act promptly has now resulted in the exhaustion of available ERAP funding for my case.

I have raised my concerns with FPI Management regarding their negligence in handling my application, which has left me in a precarious situation where I may be held responsible for unpaid rent that should have been covered by the ERAP grant. They have indicated that they will investigate the matter with ERAP, but to date, I have not received any updates or resolution on this issue.

As a resident who has complied with all requirements and deadlines imposed by ERAP, I find myself unfairly penalized due to the management's failure to fulfill their obligations. I am seeking guidance and intervention from the Housing Authority to ensure that I am not subjected to eviction proceedings or undue financial burden as a result of this situation.

Please advise on the steps I should take to resolve this matter and secure the ERAP funding that was rightfully approved for me. Your prompt attention to this urgent issue would be greatly appreciated.

Thank you for your assistance.

Sincerely,

Tyreese Burnett
Sherman Oaks, CA 91403

5050 Sepulveda Blvd. #201
818.720.1810

ULA0008576 - City of LA - ULA Emergency Renters Assistance Program (ULA ERAP)

Inbox x



Tyreese Burnett <tyreeseburnett@gmail.com>
to LAHD, Guadalupe, jacqueline.orellana, carol.linton

Fri, May 17, 10:30 AM ☆ 😊 ↶ ⋮

Greetings ULA ERAP,

This correspondence is in reference to application # ULA0008576. I was granted assistance for rent relief, however; my leasing office is going through the process of finding a new manager for this property. Could you please be so kind and email Carol Linton, regional manager at carol.linton@fpimgt.com with the necessary documents you are requesting for payment. My leasing office is copied on this email, could you please advise what they must do now to receive funding?

Respectfully,

Tyreese Burnett



LAHD ERAP <lahd.erap@lacity.org>
to me

Fri, May 17, 10:58 AM ☆ 😊 ↶ ⋮

Email has been updated and resent.
Thank you



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To check the status of your application, enter your application number on ULA ERAP [Status Lookup](#).



Tyreese Burnett
Sent from my iPhone Begin forwarded message: From: Tyreese Burnett <tyreeseburnett@gmail.com> Date: May 17, 2024 at 10:30:10 AM PDT To: LAHD ERAP <lahd.erap@lac

Fri, May 17, 2:36 PM ☆



Tyreese Burnett <tyreeseburnett@gmail.com>
to LAHD

Fri, May 17, 4:38 PM ☆ 😊 ↶ ⋮

THANK YOU SO MUCH!!!!



LAHD ERAP <lahd.erap@lacity.org>
to me

Fri, May 17, 4:39 PM ☆ 😊 ↶ ⋮

You're welcome.



ULA Emergency Renters Assistance Program AWARDED

Inbox x



Tyreese Burnett <tyreeseburnett@gmail.com>

to Anisha, Guadalupe, jackie.meno, temery

Mon, Mar 18, 11:09 PM



Greetings FPI Management:

It is approaching two weeks this Thursday since I've left my initial message regarding award rent funding from ULA Emergency Renters Assistance Program. I have left voicemails and email with no acknowledgement or response as of today. Time is of the essence in order for me to capitalize on this award grant for past due rent. In order for this to happen, management must fill out the sent documents from ERAP before funding runs out. It has also been brought to my attention that FPI Management cannot hold me legally liable for any outstanding balances when payment arrangements were implemented and ignored. I am putting forth every effort to resolve my past due rent ledger. How can we resolve this issue together?

I look forward to hearing back from you.

Respectfully,

Tyreese Burnett
Apt. 201



Guadalupe Rodriguez <guadalupe.rodriguez@fpimgt.com>

to me, Anisha, jackie.meno, temery

Tue, Mar 19, 7:00 AM



Hello Tyreese,

Could you please send me the web site to upload the documents. I might not have access but will try.

THanks

Lupe L. Rodriguez

Portfolio Regional Manager

www.fpimgt.com

cell: 916-439-9408

3187 Red Hill Avenue, Suite 220, Costa Mesa, CA 92626

FPI MANAGEMENT
CULTURE GROUNDED IN H.E.A.R.T.



Tyreese Burnett <tyreeseburnett@gmail.com>

to Guadalupe, Anisha, jackie.meno, temery

Tue, Mar 19, 12:00 PM



Thank you for responding Guadalupe!

ULA mailed information to the front Orange Wood Court office with instructions. I will FWD you again the reward email ULA sent me. Please let me know if there is anything else I can do to complete this process.

Tyreese

Sent from my iPhone



Tyreese Burnett <tyreeseburnett@gmail.com>

to Guadalupe, Anisha, jackie.meno, temery ▾

Sun, Mar 24, 5:52 PM



Hello Lupe,

Just wanted to follow up to see if you received the documents from ULA?
I also FWD you the email they sent me.

Thanks,

Tyreese



Guadalupe Rodriguez <guadalupe.rodriguez@fpimgt.com>

to me, Anisha, jackie.meno, temery ▾

Mon, Mar 25, 5:17 AM



Hi Tyreese,

I will be onsite tomorrow since I need to send them a copy of your lease.

Thanks

Lupe L. Rodriguez

Portfolio Regional Manager

www.fpimgt.com

cell: 916-439-9408

3187 Red Hill Avenue, Suite 220, Costa Mesa, CA 92626

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Tyreese Burnett

Apr 8, 2024, 2:07 PM



----- Forwarded message ----- From: Tyreese Burnett <tyreeseburnett@gmail.com> Date: Mon, Mar 18, 2024 at 11:09 PM Subject: ULA Emergency Renters Assis



Tyreese Burnett <tyreeseburnett@gmail.com>

to Guadalupe, Anisha, jackie.meno, temery, Carla ▾

Mon, Apr 8, 2:21 PM



Greetings Lupe,

I am circling back to follow up on my ULA Renters Assistance Program Award. Were you able to submit the information they are requesting?

Thanks,

Tyreese





Guadalupe Rodriguez <guadalupe.rodriguez@fpimgt.com>

May 26, 2024, 7:47 PM

to me ▾

Hello Tyreese,

The documents have been submitted Carol was covering during my vacation. Please ask them to email me directly.

Thanks

Lupe L. Rodriguez

Portfolio Regional Manager

www.fpimgt.com

cell: 916-439-9408

3187 Red Hill Avenue, Suite 220, Costa Mesa, CA 92626



Tyreese Burnett <tyreeseburnett@gmail.com>

May 28, 2024, 1:24 PM

to Guadalupe ▾

Hello Lupe!!

Carol was only able to send half of the documents. It's my understanding ERAP needs the deed for the building/unit. The challenge seems to be no scanner at Orange Wood Court. I offered Jacqueline to use my scanner if need be. You can contact ERAP with the email they sent you directly on my behalf. When can we wrap this up? I am nervous funding may be running out due to us not completing the process.

Tyreese

Sent from my iPhone

On May 26, 2024, at 7:47 PM, Guadalupe Rodriguez <guadalupe.rodriguez@fpimgt.com> wrote:



Guadalupe Rodriguez <guadalupe.rodriguez@fpimgt.com>

May 28, 2024, 1:29 PM

to me ▾

Hi Tyreese,

I already sent everything over.

Thanks

Lupe L. Rodriguez

Portfolio Regional Manager

www.fpimgt.com

cell: 916-439-9408

3187 Red Hill Avenue, Suite 220, Costa Mesa, CA 92626





Carla Fleming <carla.fleming@fpimgt.com>

to me ▾

Mon, Apr 8, 6:01 PM



Hi Tyreese,

Thank you for updating us on this situation.

Can you please have ULA send the documents directly to Lupe's email so she can complete them?

Please let me know if you have any additional questions.

Thanks,

Carla

Coral Wood Court



Guadalupe Rodriguez <guadalupe.rodriguez@fpimgt.com>

to Anisha, jackie.meno, temery, me, Carla ▾

Apr 8, 2024, 7:18 PM



Hi Tyreese,

Could you please change the e-mail address to mine, so I can have access.

Thanks

Lupe L. Rodriguez

Portfolio Regional Manager

www.fpimgt.com

cell: 916-439-9408

3187 Red Hill Avenue, Suite 220, Costa Mesa, CA 92626

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Yes, I will.

I just updated it.

I just did.

↩ Reply

↩↩ Reply all

➦ Forward



ULA0008576 - City of LA - ULA Emergency Renters Assistance Program (ULA ERAP) Inbox x



Tyreese Burnett <tyreeseburnett@gmail.com>

May 29, 2024, 4:23 AM



to LAHD ▾

Greetings ULA ERAP,

This correspondence is in reference to application # ULA0008576. I just want to follow up to see if you have everything needed from my leasing office to complete the award funding process? Thank you again for your patience. Please advise what the next steps will be.

Respectfully,

Tyreese Burnett



LAHD ERAP <lahd.erap@lacity.org>

May 29, 2024, 11:38 AM



to me ▾

Hello,

Your application is in the final stage before payment is issued. We hope to fund it soon.

The City Council extended **eviction protections** to tenants with approved ULA ERAP applications waiting for their applications to be funded through May 31, 2024.

We appreciate your patience.

Please use the link below to check the status of a ULA ERAP application. Type in the zip code and the ULA ERAP application number.

Thank you.

[Check the status of your application anytime.](#)

...

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To check the status of your application, enter your application number on ULA ERAP [Status Lookup](#).



Tyreese Burnett <tyreeseburnett@gmail.com>

to LAHD ▾

Wed, May 29, 12:40 PM



Thank you for the update. Just wanted to make sure my landlord sent everything needed.



LAHD ERAP

You're welcome.

May 29, 2024, 2:20 PM



Tyreese Burnett <tyreeseburnett@gmail.com>

to LAHD ▾

Tue, Jun 4, 1:02 PM



Greetings LAHD ERAP,

Just following up on the final stages of me being issued funding. My account still says approved final review. Is there more that is expected from us?

Sent from my iPhone

On May 29, 2024, at 2:20 PM, LAHD ERAP <lahd.erap@lacity.org> wrote:



LAHD ERAP <lahd.erap@lacity.org>

to me ▾

Tue, Jun 4, 1:12 PM



Hello,

Unfortunately, all the program funding has been paid or allocated to verified tenant and landlord applications. We are not currently reviewing any further applications unless we are notified if the program will receive additional funding, which we do not know at this time. Your application will remain open until we know the program's future.

Please visit our ULA ERAP dashboard at <https://housing2.lacity.org/ula-erap>

Thank you.





Guadalupe Rodriguez <guadalupe.rodriguez@fpimgt.com>

to me ▾

Wed, Jun 5, 6:16 AM



Hello Tyreese,

May I ask if you were approved? The email is not specific if they are paying your back rent>

Thanks

Lupe L. Rodriguez

Portfolio Regional Manager

www.fpimgt.com

cell: 916-439-9408

3187 Red Hill Avenue, Suite 220, Costa Mesa, CA 92626



Tyreese Burnett <tyreeseburnett@gmail.com>

to LAHD, Guadalupe ▾

Wed, Jun 5, 1:43 PM



Could you explain what happened? According to my status report it shows that I was in approved status: tenant and landlord under review. My apartment manager sent the requested documents. I even followed up and asked did ERAP receive everything on my behalf and the answer was yes. My manager is copied on this email as well. We are expecting the approval funds for my unit.

Thanks,

Tyreese



Tyreese Burnett <tyreeseburnett@gmail.com>

to Guadalupe ▾

Wed, Jun 5, 1:47 PM



Hello Lupe,

I emailed them back with you copied on the email to receive clarity. I have been APPROVED since April, if Orangewood Court turned in the necessary documents then we should not have any problems. They are great about responding. I will keep you posted.

Thanks,

Tyreese





Tyreese Burnett <tyreeseburnett@gmail.com>

to Guadalupe ▾

Jun 5, 2024, 1:47 PM



Hello Lupe,

I emailed them back with you copied on the email to receive clarity. I have been APPROVED since April, if Orangewood Court turned in the necessary documents then we should not have any problems. They are great about responding. I will keep you posted.

Thanks,

Tyreese



LAHD ERAP <lahd.erap@lacity.org>

to me ▾

Wed, Jun 5, 1:55 PM



Hello,

The program no longer has funding available. Due to the limited funds, not everyone with an approved application was guaranteed to be funded. In general, funding will be issued once your application is at a certain stage; however, we ran out of funds. All applications will remain open until we know if more funding will become available.

Thank you



NOTICE TO PAY RENT OR QUIT

To: BURNETT, TYREESE
and all other in possession of the premises located at:

5050 Sepulveda Blvd # 201 Sherman Oaks, CA 90140

Number of Bedrooms:

WITHIN THREE (3) DAYS, excluding Saturdays and Sundays and other judicial holidays, after the service on you of this notice, you are hereby required to do one of the following:

(1) Pay the delinquent rent of the premises described herein, of which you now hold possession, as follows:

Total Delinquent Rent Due from AUGUST 1, 2023, to APRIL 1, 2024: \$ 3,135.00
Landlord reserves the right to pursue any amounts not included in this notice in accordance with the law.

Payment must be delivered as follows (*check all that apply and fill in the appropriate blanks for the checked sections only*):

- By mail to: 5050 Sepulveda Blvd Leasing office Sherman Oaks, Ca 90140
 By delivering in person to Orangewood Court or any available personnel at the Address Above between the hours of 8:00 AM- 5:00 PM on the following days of the week Monday- Friday. The above-mentioned employee may be reached by telephone at 818-386-2188.
 To the 24-hour drop box located at the on-site rental office
 By electronic funds transfer procedure previously established

Name of an Agent for Landlord: Lupe Rodriguez
Telephone Number: 818-386-2188

(2) Or deliver up possession of the premises described herein to FPI Management Inc OrangeWood Court Apartments, who/which is authorized to receive the same.

If you fail to perform or otherwise comply with this Notice, the Owner/Agent does hereby elect to declare the forfeiture of your Rental Agreement under which you hold possession of the above-described premises and will institute legal proceedings against you to recover possession of said premises and to recover all delinquent rent demanded herein, court costs and attorneys' fees as permitted by law.

Dated: 5/17/2024

By: Jacqueline Orellana
Agent for Landlord/Owner

Communication from Public

Name:

Date Submitted: 09/22/2024 10:17 PM

Council File No: 14-0268-S18

Comments for Public Posting: Hi, my name is Lizet. I am commenting on agenda item number 30 and general comment. I live in Council District number 14-0268-S18 (____ (Council District #)). I am urging all Council members today to vote YES and pass TAHO today. The current TAHO is weak and unenforceable. Furthermore, the Tenant Anti-Harassment Ordinance must include 4 key amendments: 1. Ensure landlords are fined when they are found in violation of the ordinance 2. Institute triple damages when landlords willfully engage in harassment 3. Must include remedies for tenants such as emotional damages 4. Create affirmative defenses in eviction proceedings