

Communication from Public

Name: Joseph Victorian

Date Submitted: 09/12/2022 01:12 PM

Council File No: 20-0291

Comments for Public Posting: When are you going to stop this UNFAIR Eviction Moratorium! I have Tenants who are NOT effected by COVID and have same jobs they had BEFORE COVID and go to work EVERYDAY and will not pay their rent. I am still maintaining the property and covering expenses but not getting any rent. HOW IS THAT FAIR!!!!

Communication from Public

Name: Financially destroyed by Los Angeles

Date Submitted: 09/12/2022 01:41 PM

Council File No: 20-0291

Comments for Public Posting: To whole it may concern, Over the past 2+ years I as a small mom and pop rental provider I have endured great expense both financially and emotionally with a tenant who now feels empowered to just ignore me and not pay rent. Further to that he now is threatening me with harassment lawsuits just because I asked him to pay his rent. Enough is enough. He is working and I have proof of it. But because of the one sided "self-certification", I can do nothing except continue to pay mortgage, insurance, maintenance, property tax... The relationship between him and myself is now destroyed beyond repair and I am owed over \$26,000.00 in past rent. This is in addition to almost \$25,000.00 paid to me by housing is key. How will this ever be paid back to me and who will be responsible? We need an end date. Immediately. Please do the right thing for ALL of your constituents not just tenants.

Communication from Public

Name: Enough is Enough

Date Submitted: 09/12/2022 01:42 PM

Council File No: 20-0291

Comments for Public Posting: Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration

Communication from Public

Name: Gerald Lee

Date Submitted: 09/12/2022 11:22 AM

Council File No: 20-0291

Comments for Public Posting: The eviction moratorium should have been repealed a long time ago. I feel the city council and mayor should take action to end the eviction moratorium because Everyone is back in business. Restaurants are serving customers. The City of LA has taken steps to have a return of normalcy and business to resume operating and it should be inclusive of all businesses including the rental business. Herd immunity is here and there should be no more restrictions on contracts that were written and legally binding from a renter and landlord relationship unless the city wants to continue this and force unconstitutional burdens in a landlord and renter relationship as the US Supreme Court founded in August 2021 that the CDC mandate for eviction moratorium was an overreach of its purpose just like what is still taking place today and can be challenged much in the same way only replace the CDC with LACity. Can anyone ask themselves if it was challenged in court again who would be on the hook for liability? No one has even pondered the question and only made the rules without duty of due research. No one can see the legal precedent that has already been ruled upon. Renters should already be paying their rent for a long time now and all the rent considered debt should be paid by renters if it wasn't paid by state Covid 19 rent relief program. All this should be paid as cities and county have allowed business to negotiate with their landlords payments schedule to get all back owed rent to be paid off. If not the city of Los Angeles should carry the burden to repay all formerly due sums to the landlord. So the evictions moratorium should be cancelled and all duly owed rent increases should be allowed for a variety of reasons like soft story retrofit, cost of inflation increases on utilities, retroactive increases that didn't take place over several years as well as allowing the housing department of the city to allow for such increases. Besides that if everyone is vaccinated why keep all these non progressive rules in force?

Communication from Public

Name: Barbara Hillman

Date Submitted: 09/12/2022 11:23 AM

Council File No: 20-0291

Comments for Public Posting: Opposing Eviction Moratorium and Rent Freeze Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Barbara Hillman, owner of 13 units

Communication from Public

Name: KenK

Date Submitted: 09/12/2022 11:38 AM

Council File No: 20-0291

Comments for Public Posting: If the purpose of your Legislation is to put small Mom and Pop Landlords out of business, then please continue, because this is what you are doing. You haven't allowed us to raise rents and you haven't allow us to get rid of the people not paying rent. We made a 2% ROI in 2021 on our buildings. It's not worth it anymore. Every few years, we have to endure inspections from the City of Los Angeles, the County of Los Angeles, our Insurance Company and the Fire Department. You've made Landlords into evil people, judging us as one, rather than individuals. Affordable housing doesn't come from the large corporations that own thousands of units. It comes from small Mom and Pop Landlords. We should be cherished rather than victimized!

Communication from Public

Name: Haleh Kamrava

Date Submitted: 09/12/2022 11:46 AM

Council File No: 20-0291

Comments for Public Posting: The Rent Freeze Moratorium that has been placed in Los Angeles County and the City of Los Angeles is unconstitutional! This has been in effect for 2 and half years now. While businesses have resumed normal activity and the pandemic moratoriums have been lifted for most businesses, the Rent Freeze Moratorium is continuously being extended on rental properties. The tenants who are NOT suffering from Covid or any related issues, are abusing the system, and using this unjust Rent Freeze Moratorium as an excuse not to pay rent. This unconstitutional moratorium is putting the burden of housing these tenants on small "mom and pop" landlords who rely on the rent to pay for the mortgages on these rental properties, pay the property taxes that regardless of the Rent Freeze Moratorium the past almost 3 years, have continuously gone up and must be paid on time, pay for the property insurance, water and trash services for these tenants, and deal and pay for continuous repairs to maintain the properties. This is unfair and there is no justice in putting so much pressure on small landlords that don't have any resources to deal with all the expenses to manage the property. We are asking to have the Rent Freeze Moratorium to be removed immediately.

Communication from Public

Name:

Date Submitted: 09/12/2022 11:01 AM

Council File No: 20-0291

Comments for Public Posting: Please put an end to the eviction moratorium and rent freeze that has hurt so many small property owners including myself. I have a four unit apartment building and the costs to keep it up are skyrocketing. Maintenance repairs, landscaping and insurances have all gone so high but no small rent increases are allowed much less a tenant not paying rent even when they are able and working needs to stop. The property owners need to be considered and given assistance to this unconstitutional ban!

Communication from Public

Name: Steve Hoffman

Date Submitted: 09/12/2022 12:00 PM

Council File No: 20-0291

Comments for Public Posting: We are ma and pa type landlords. We cannot survive by spending money on mortgage and maintenance, but not receiving our rent. It has been 921 days since March 4th. After 2-years, this eviction moratorium must end now. How would you feel about working for free for years? From what I see, at this point, the majority of those tenants you are protecting, are fraudulently declaring COVID hardship and paying zero -0-. I see these non-paying tenants going to work in the morning. The moratorium is also unfair to paying tenants who see their non-paying neighbors game the system. The self-certification "I am effected by Covid," with zero verification, encourages and asks for abuse. The least you can do is bring accountability to those fraudulently declaring COVID hardship. For example, how about requiring verification from an current or existing employers? Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration.

Communication from Public

Name: Anna nic

Date Submitted: 09/12/2022 12:07 PM

Council File No: 20-0291

Comments for Public Posting: I am a retired senior citizen..and a small rental controlled property owner...I have always kept my rents below market..My rental income is the majority of my retirement income. Although Operating costs have continued to rise and inflation is high, I have not been able raise my rent since 2009...please remove the current eviction moratorium and rent freeze as soon as possible

Communication from Public

Name: shawn

Date Submitted: 09/12/2022 12:08 PM

Council File No: 20-0291

Comments for Public Posting: Hi to all This needs to STOP ASAP. please consider to stop with this policy . Owners and inverstors are not doing well- it has been 2 yaers already thank you

Communication from Public

Name: Antoinette Crichton

Date Submitted: 09/12/2022 12:13 PM

Council File No: 20-0291

Comments for Public Posting: I believe the Eviction Moratorium and the ban on rental increases for some properties should be lifted immediately. I am a resident of Manhattan Beach, with a small triplex residential building in Redondo Beach. First, we are 2.5 years after the beginning of the pandemic, and everyone who wants to go back to work could have done so with the incredible demand in the job market. Second, the Eviction Moratorium is a TERRIBLE solution to keeping people in housing. It is basically asking the landlords to foot the bill, and is driving many of them out of their property ownership. This is unfair. These property owners have a right to their small businesses. The only fair solution if renters cannot pay their rent due to a CERTIFIED COVID impact is that they receive rental assistance from the county or state of CA. Since this Moratorium is caused by the County, LA County should assist the renters. Dictating that landlords must withstand the incredible hardship of renters not paying rent is unfair, and likely unconstitutional because there is no due process that is involved in these people Certifying they are impacted by Covid. In effect out of nowhere, a renter can create an EXTREME Liability for the Landlord, and there is nothing the landlord can do. It is basically an IMPORTANT breach of contract between the renter and landlord. The renter is in effect stealing money from the Landlord...particularly burdensome because Landlords much continue to pay all the taxes, bills, and maintain the property in good livable condition. If I went and took things from a store without paying...which is the implied contract I make when shopping, I would be arrested. I know of at least one case where the renters with a self-certification 2.5 years after the pandemic started, just stopped paying rent. They don't have real Covid impacts, they are gaming the system that LA County has ushered in. It is forcing the Landlord to support these dead-beats. I would like to know where else in the world are Landlords forced to support tenants who won't pay? Third: If this keeps up, the little mom and pop landlords will be out of business. Properties will be bought and sold, costs will dramatically rise because property taxes go sky high, and the new owners will dispose of these properties and build something they can get a fair return on. LA County is going down a road to make the housing situation in the area MUCH MUCH worse!

Communication from Public

Name: George Pisano

Date Submitted: 09/12/2022 12:15 PM

Council File No: 20-0291

Comments for Public Posting: My wife and I are the owners of a four-unit apartment building in the City of Los Angeles which provides the bulk of our income now that we are both retired. The purpose of this letter is to urge you to support ending COVID-19 restrictions against evictions and rent increases. My wife and I pride ourselves on providing a safe and well-maintained home for our tenants. This has become increasingly difficult in recent years with inflation and the costs of services having gone way up. As an example, I recently hired a plumber to clear a simple clogged drain and it cost me \$500. Replacing a water heater cost me \$1500. Things like property taxes, insurance, gardener expenses, utility costs and pest control expenses have increased exponentially. With two long term tenants paying only about half the current fair rental value, one plumbing problem or appliance repair can mean no rental income that month. Also, there are many improvements I would like to make to the property which I simply cannot afford because of rising costs and frozen rent increases. As I suspect is the case with many LA City renters, my tenants have not suffered any COVID-19 related employment setbacks. Unemployment is at an all-time low and two of my tenants in fact quit their jobs for new better paying jobs. While my tenants are doing quite well, my wife and I have a mortgage payment to make each month for which there is no COVID-19 relief. My tenants have bought new cars, new furniture and taken expensive vacations while my wife and I see continued dwindling returns on our investment. As the COVID-19 emergency ends and we all start returning to the new normal, please do the right and fair thing for LA City housing providers. Thank you. Sincerely, George Pisano

Communication from Public

Name: Carlos

Date Submitted: 09/12/2022 12:19 PM

Council File No: 20-0291

Comments for Public Posting: Dates not to be forgotten : Russia 1917 Lenin, China 1949 Mao, Cuba 1961 Fidel Castro, Los Angeles California march 4, 2020 Eric Garcetti Why are this dates not to be forgotten ? because communism like an Utopia is beautiful But in reality DOES NOT WORK IN 1961 Fidel Castro won a revolution the then Cuban president Bautista and the rich flee to Miami, immediately Fidel declare the island Communist and expropriated all private property, business, industry and agriculture, NOW EVERYTHING belongs to the (people) government and no one can own anything people were given a ration card to get weekly food “when available” you can live in the house or apartment RENT FREE!!! Sounds beautiful doesn’t it? Well you need to see it for yourself driving the streets of residential neighborhoods in Havana and witnessing the extreme poverty the apartments and homes nearly destroyed almost like a war zone e.g. Ukraine. One can only concludes that Communism never worked and has been proven a FAILURE for more than 100 yrs. In this city Los Angeles state of California we were imposed by force a communist system the mayor and 15 community representatives after Covid declare that tenants DONT HAVE TO PAY RENT ANYMORE and if the landlord ask for the rent that landlord will be thrown in Jail because landlords are in to exploitation and the CANCER of society. Why are we seeing similar tactics in this city to Fidel Castro regime the same : Intimidation, threats, and Jail. The representatives gathered at close doors and pass this laws that are without a doubt Unconstitutional because we live under federal law Not city for this to be legal president Biden and congress will have to pass a law removing capitalism and replacing it with communism. #1 after Covid the city declare an emergency moratorium, #2 the promise of help to landlords from the city and state didn’t came for more than half , #3 the cdc declare Covid is over done finish, #4 all businesses are operating at full capacity and they need workers, #5 all property owners keep paying Mortgage, fire insurance, And PROPERTY TAX!! , #6 every month the representatives vote to extend the emergency moratorium and they never discuss or think about the burden this is creating on Law Abiding citizen’s, #7 a lot of tenants are working and still not paying rent because they think that’s what the city wants, #8 if the city wants to keep the free rent rule so be

it! Start sending landlords rent money cancel property tax pay insurance and mortgage and repairs. Please put yourself in the shoes of a small potato landlords the one with a triplex and no one has been paying rent for two and a half years and counting.. now that small potato landlords will most likely loose his building (life savings) his retirement and probably end up on the streets himself, I ask you why/how this is right? END THE MORATORIUM NOW. Thanks for reading. I love my city the city of Angels

Communication from Public

Name: Ali Asvadi

Date Submitted: 09/12/2022 02:24 PM

Council File No: 20-0291

Comments for Public Posting: Hello The L.A. County Board of Supervisors, I am a landlord and own a small 4 unit apartment building in the city of Los Angeles. I stopped raising rent at the beginning of the Covid per LA's mayor. It has been extremely hard for me and my family as we depend on the rent income. And meanwhile all other expenses such as utilities, maintenance, etc. have gone up with no control. Please stop this restriction and allow landlords in the city of Los Angeles to raise rents. We are suffering. Please help.

Communication from Public

Name: Jeff Garett

Date Submitted: 09/12/2022 03:05 PM

Council File No: 20-0291

Comments for Public Posting: Food, gasoline, and every other commodity suppliers can raise their prices to whatever they want. Under the city RSO rents have been strictly controlled to the point where most of my renters are aying far under the market rates for rent. Then you freeze it for already 2.5 years. All our taxes and utilities and repair expenses have gone up. Really is this fair? End this freeze now and give us the lost increases we were entitled to. There is no longer high unemployment. The pandemic is still around , but everything has gone back to normal. Remove the rent freezes now. Give the landlords back their rights.

Communication from Public

Name: Curtis

Date Submitted: 09/12/2022 04:36 PM

Council File No: 20-0291

Comments for Public Posting: Please end this eviction moratorium! I have people that moved into my property illegally during Covid. They are trashing my property and causing the building to be undesirable to my other good tenants. They've hid behind the protection of the eviction moratorium for two years. Please! This is my families livelihood! The moratorium has gone on way too long. Los Angeles housing providers are business owners like any other. We've been forced to shoulder an unfair financial burden. I have my own family to support. PLEASE HELP US NOW!

Communication from Public

Name:

Date Submitted: 09/12/2022 05:08 PM

Council File No: 20-0291

Comments for Public Posting: Dear City Council Members, It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Cara

Communication from Public

Name: S Farrand
Date Submitted: 09/12/2022 05:34 PM
Council File No: 20-0291

Comments for Public Posting: Imagine watching someone live in your house, watching them go to work every day for the last two years, while not paying rent OR receiving rent relief, with no ability to take your property back. That's what we, and many other mom-and-pop landlords have been living. This was a well-intentioned stop-gap program that has now turned into unconstitutional violations of property rights, bureaucracy and fraud. We are mom-and-pop landlords who have a few small rentals that we are slowly working to pay down for our retirement and so our children might be able to stay in this wonderful but expensive community someday. We have foregone owning our home, nice cars, restaurants and vacations to put all of our money into trying to build this foundation. During the pandemic the City asked us, and people like us, to provide emergency housing for those affected by the pandemic in exchange for deferred compensation. We did our part, even though this is how we feed our children, and while most of our tenants are honest and hard-working, some stopped paying while still going to and from their jobs every day. They still are there without paying. We applied for Rent Relief over a year ago and some of their files are still "under review" or "in processing". We have no recourse but to watch tenants go to work, make their money, and hold our apartments hostage. And when the time comes to pay, they will surely disappear. Every tenant affected by the pandemic was back at work months ago. Extending the moratorium this long and with no accountability has created a nightmare of fraud and bureaucracy, leaving small landlords who stepped up and did their part, stripped of their rights and livelihoods. We don't buy gas, go to restaurants, or participate in the local economy because we have no idea if we'll get money each month and we've given up on useless calls to Rent Relief that never has any answers. Please end the moratorium and fraud now. Everyone is back at work except us! Thank you for listening.

Communication from Public

Name:

Date Submitted: 09/12/2022 06:13 PM

Council File No: 20-0291

Comments for Public Posting: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certificati on scheme is unconstitutional ; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Single mother who saved retirement money to purchase a duplex in LA City only to have the government put a strain on and destroying the dream of owning a small business.

Communication from Public

Name:

Date Submitted: 09/12/2022 06:14 PM

Council File No: 20-0291

Comments for Public Posting: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certificati on scheme is unconstitutional ; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Single mother who saved retirement money to purchase a duplex in LA City only to have the government put a strain on and destroying the dream of owning a small business.

Communication from Public

Name: Shelly-Ann Bourne

Date Submitted: 09/12/2022 06:15 PM

Council File No: 20-0291

Comments for Public Posting: Please end the eviction moratorium and rent freeze. The pandemic protections should end for tenants, as the city has pretty much gone back to business as usual. I cannot afford to house tenants that do not pay rent for years and I should not be obligated to do the same. I understand that some tenants may have had to stop working when the pandemic started; however, unemployment is at an all time low. Why then are tenants still allowed to not pay their rents; and why are landlords forbidden from raising rents. As a small mom-and-pop landlord, I'm urging you to end the COVID eviction moratorium as recommended by the Housing Department. This moratorium has placed an unfair burden on us, threatening our own financial survival. The moratorium was meant to be a temporary, emergency measure during the height of COVID. Instead, small owners have become a defacto government housing program without sufficient compensation – seemingly indefinitely. We are not corporations. Many of us own just a handful of properties and have scrimped and saved to acquire them. We do not have deep pockets into which to go to cover the cost of our mortgages, water, repairs and maintenance. If this moratorium goes on, many of us will lose our properties. People are back at work, the City is open and there is simply no justification to continue burdening us with this moratorium. We urge you to end this moratorium now, and consider prioritizing City resources to help renters who need assistance.

Communication from Public

Name: April Kamar

Date Submitted: 09/12/2022 06:02 PM

Council File No: 20-0291

Comments for Public Posting: Title: Opposing Eviction Moratorium and Rent Freeze
Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, April Kamar

Communication from Public

Name: Anthony

Date Submitted: 09/09/2022 01:26 PM

Council File No: 20-0291

Comments for Public Posting: Members of the City Council and residents of the City of Los Angeles: I will be brief. Currently there are restrictions against evictions that cast a net so wide that the protections afforded by the Ordinance have been commandeered by nefarious characters posing as tenants with the intention of defrauding landlords of rent. If these protections are to be consistent with any kind of social justice they must be amended to preclude anyone who cannot prove their eligibility for the moratorium's shelter from receiving it, and stop criminals from taking control of another citizen's property. Whether or not the Council determines to end the moratorium, which in my view is overdue, they can and must amend the qualification process and add a penalty for fraud in order to protect landlords from criminal tenants. These steps are simple and necessary for justice. The amendment should not affect legitimate hardship cases due to Covid-19 and therefore any objection to ending the moratorium, should not prevent the Council from adding penalties of perjury and fraud for false claims.

Communication from Public

Name:

Date Submitted: 09/12/2022 08:03 AM

Council File No: 20-0291

Comments for Public Posting: Here are some articles from last week which show just how vital it is to continue the tenant protections in the current climate.

- Covid-19 Is Still Killing Hundreds of Americans Daily - WSJ

- Long Covid has sidelined 2M+ workers - Advisory Board

- To bring price increases down to 2%, we may need to tolerate unemployment of 6.5% for two years - Johns Hopkins macroeconomist Larry Ball - WSJ

Thank you for taking a look.

Communication from Public

Name: Avraham Moradian

Date Submitted: 09/12/2022 10:45 AM

Council File No: 20-0291

Comments for Public Posting: Title: Opposing Eviction Moratorium and Rent Freeze
Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. One Million People will be leaving California next year, not to account for all the pioneer and great companies who have left and continue to do so. I have many friends in my circle who are big real estate developers and Investors. THEY ARE NOT INVESTING IN L.A OR CALIFORNIA, THEY ARE LEAVING PERIOD. Who would invest and build , go thru all the paperwork, go thru all the red tape, inspections, contractors, permits, taxes, fees, Building and safety and a million other things and NOT GET PAID PROPERLY AND FAIRLY ACCORDING TO MARKET VALUE? Most people are leaving and not investing, and that is why you have shortage of housing. Let supply and demand take over and make it fair and properly profitable for investors. OTHERWISE THEY LEAVE AND THE SHORTAGE OF HOUSING GETS WORSE. The rental money that is supposed to be reinvested into the real estate economy, is being spend for BMWs and shoes from Rodeo Drive. there are hard working people who are looking and the next door tenant who is not

paying rent and screwing the system while they are sweating to put bread on the table. Thank you for your time and consideration,

Communication from Public

Name: fredrick

Date Submitted: 09/12/2022 10:21 AM

Council File No: 20-0291

Comments for Public Posting: I retired just before covid, depending on income from my rental units. From age 18, I worked 80-plus hours a week, not taking a vacation, never asking for any handouts, taking care of my parents, and saving and investing for retirement. After covid, I concluded that in Los Angeles, it is best to be dependent on the system than working hard and saving. I am a small property owner who has suffered because of your actions. I have not been able to move to be close to my daughter because the council members I pay indirectly by paying taxes are deciding what my plans should be and, by a vote, have canceled all my past planning and hard work. At the start of covid, I was all for measures to protect the public; I consider myself very open-minded; however, now I realize that the current actions are only to secure votes. How could the tenants be driving new cars, whereas I sold my car last month to stay within my budget and pay college tuition for my daughter? What brings comfort to me is the knowledge that the current thinking of our local politicians eventually will not work, a major change will need to take place in governance, or everyone left in Los Angeles will be asking for handouts. We all know in that case how it will end.

Communication from Public

Name: Adam Corleto

Date Submitted: 09/12/2022 10:00 AM

Council File No: 20-0291

Comments for Public Posting: I am the owner of Oakwood Capital LLC, which is a small business that owns and manages several small apartment buildings in the City of Los Angeles. I am strongly opposed to any extension of any COVID-19 eviction moratorium. I have many tenants who have not paid rent for many months and have not been approved for any government relief funds. As a result I am not able to keep up with the many costs of owning and operating these small apartment buildings, including property taxes, insurance, rising costs of maintenance and materials, utilities, etc. In addition I am not able to properly manage the buildings or continue to maintain clean, safe, comfortable apartments for tenants.

Communication from Public

Name: PSmith

Date Submitted: 09/12/2022 10:00 AM

Council File No: 20-0291

Comments for Public Posting: After two years of rent and eviction MORATORIUM it's time to end it. With the unemployment rate at an all time low and hundreds of thousands new jobs created, it's time for the landlords to get relief. This policy is forcing small, family owned rentals into bankruptcy. PLEASE help the landlords. It's time. This moritorium was never meant to grant free rent, and yet some tenants are using it for that purpose. It's easy for them to not pay rent and then move and there's no way for landlords to recover the rent they are owed.

Communication from Public

Name: Pat Smith

Date Submitted: 09/12/2022 10:01 AM

Council File No: 20-0291

Comments for Public Posting: I have owned my pre-1978 4-unit rental property since 2000. I respect the City's rent control policy (except that I believe it should apply to post-1978 properties once they are 20 or 30 years old). However, the rent increase moratorium is, at this point, a hardship for me. If the rent increase moratorium ends in January of 2024, I will have have been allowed to increase rents for five years (because my allowable rent increase is in April). Inflation, including City utility fees, has increased 16% between April 2019 when I was last allowed to raise rents and July 2022. If inflation slows to a more typical rate of 3%, by 2024, inflation will be over 20% for the moratorium period. Because my building is pre-1978, it requires repairs on a regular basis and the cost of construction has risen far more than average inflation. Rental income is my primary source of income. I respectfully request that you allow landlords to increase rents commensurate with inflation since the last rent increase in 2023 rather than 2024. Thank you.

Communication from Public

Name: Angela Shoushani

Date Submitted: 09/12/2022 10:14 AM

Council File No: 20-0291

Comments for Public Posting: Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Angela Shoushani

Communication from Public

Name: Jessica Ses
Date Submitted: 09/12/2022 10:18 AM
Council File No: 20-0291
Comments for Public Posting: The eviction moratorium must come to an end. Housing is Key is not paying anyone's back rent after 3/30/2022. What's going to happen to all the rent owed to Landlords? Furthermore, the tenants are taking advantage of this law. 100% of my tenants not paying rent are young, and healthy, (all under the age of 35). There is a negative unemployment rate right now. Please get rid of this moratorium.

Communication from Public

Name:

Date Submitted: 09/12/2022 09:04 AM

Council File No: 20-0291

Comments for Public Posting: I am urging the council to vote against any extension of eviction moratorium and rent increase freeze and committing to end this asap. We have shared our stories on multiple forums and trying really hard to have our voices heard. It is amazing how the city thinks that tax paying working parents can afford two houses, there is no help for small landlords. We have to pay the mortgage, we have to pay for repairs, HOA, insurance else we are dinged for life - WHY ? Show us some path - END THE MOROTORIUM NOW. It has been 900 days since the eviction moratorium and the rent increase freeze has been in place . I must tell you that LA city and the county with these ridiculous policies have stolen our rights as small landlords over our own properties . We are being destroyed as small landlords and yes I am not exaggerating- but the mental , financial stress that county and city officials policies and actions have inflicted is not forgotten and will not be forgiven. The scars are real and are bloody. we demand justice and it is time to end this moratorium. Do the right thing by ending this moratorium. If your solution to the problem is to burden the small landlords and destroy them then the jobs are not being done right. We are burdened with the significant property taxes, upkeep, repairs and dealing with the screwed up legal and housing system which encourages tenants not to keep their obligation of paying rent. My hoa on the house increased 10%, services for repairs have increased by 20%. Yet I cannot raise the rent . How do you expect us to provide any housing and sustain. I am not an investor, I am not a corporate builder . You have killed my ability to make a living. this is unfair policy for us. My townhome in Woodland Hills which is 3 bed 2 1/2 bath is being rented 20% below the corporate apartments in Warner center . 20%!!! . Yet who is being penalized to providing housing. Me , my husband and my fellow small landlords . You are encouraging tenants to lie, cheat, be lazy and not pay taxes and loot the system because you are certain people like myself and many others will pay for them. What kind of an ideology is this ? Where are you keeping the tenants accountable for their behavior ? This is insanity , extortion in the name of solving homelessness and affordable housing . I am 21,000 behind this year alone and I am working very hard to keep my job, pay the taxes, pay for 2 mortgages, pay for 2 property taxes and wiping me and my family out because I

am stressed, I am anxious, I am scared and I am being bullied by the govt - state, city and the tenant . Where is my help ? What are you doing to make me feel safe and protected in Los Angeles as a housing provider ? Answer me . Pandemic and this moratorium and the unlawful policies have brought the worst out in tenants that I never knew could happen. Your actions have resulted in us losing trust in the system. I am certain many small landlords who are also residents of Los Angeles share the sentiment . You will be wiping out the affordable housing providers which are people like me , my husband and my friends and my community that have been severely wronged by the system with these innate , unjust policies You have an opportunity to right the wrong . Peek into your inner conscience and do the right thing and end this moratorium. My growing financial anxiety , stress , mental anguish to support not just myself but the ungrateful tenants will see destroy the affordable housing providers and impact their childrens future . And you will be liable for that. **END THE EVICTION MORATORIUM and RENT INCREASE FREEZE NOW !!!!**

Communication from Public

Name: Apartment Owners Association of California

Date Submitted: 09/12/2022 09:35 AM

Council File No: 20-0291

Comments for Public Posting: Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities.. Stop weakening my community. Thank you for your time and consideration,
Apartment Owners Association of California

Communication from Public

Name: aru tamhane

Date Submitted: 09/12/2022 09:44 AM

Council File No: 20-0291

Comments for Public Posting: Enough is enough! The Eviction moratorium needs to end now! We the landlords are being hit twice - first cos we pay out taxes which then gets paid out as rental assistance and secondly as the tenants live free.

Communication from Public

Name:

Date Submitted: 09/12/2022 09:45 AM

Council File No: 20-0291

Comments for Public Posting: Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration, Sep Kam

Communication from Public

Name: helen shardray

Date Submitted: 09/12/2022 09:52 AM

Council File No: 20-0291

Comments for Public Posting: Opposing Eviction Moratorium and Rent Freeze Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration,

Communication from Public

Name: Winston Cenac

Date Submitted: 09/12/2022 09:58 AM

Council File No: 20-0291

Comments for Public Posting: I am essentially a "mom & pop" rental property owner (six units) I support covid relief for affected tenants. but I have seen two examples of abuse in my own properties in which the tenants have filed but are both now working fulltime lucrative jobs. Meanwhile, the expenses on my two multiunit buildings have increased substantially. Both properties are running losses and I'm not able to raise the rent incrementally. I supported emergency relief, but there seems to be a movement to make this relief permanent. Thanks for your attention.

Communication from Public

Name: Earlene Anderson

Date Submitted: 09/13/2022 01:07 AM

Council File No: 20-0291

Comments for Public Posting: To all Council Members, I'm Opposing Eviction Moratorium & Rent Freeze in Los Angeles City. It has been TOO LONG, this is so unfair to our business, how do you expect us to live & run our business. We are small business owners & the Eviction Moratorium is destroying our business. We have building in the Baldwin Village area CD-10 District & Buckingham & Washington CD-10 District. Since March 4, 2020 941 days, we have paid our property taxes, rent stabilization, bills for the buildings, estimates & etc. with out getting rent from some tenants. Since Covid-19 plumber, electrician , handyman, insurance on the building everything is more expensive. Each month we do not know who is going to pay rent. I have empty units from tenants passing for Covid-19 or passing from illness, tenants moving to Atlanta, Ga. Then the Covid-19 Relief Program payments was slow, some payment took a year. Utilities much higher because tenants allow family members to move in with them. Please stop the Eviction Moratorium & Rent Freeze & giving the tenants a year after the Eviction Moratorium & Rent Freeze if over a year to catch up. LA CITY has helped the tenants, we work hard to buy these Apartments building for income to live on & LA City have taken our income away allowing tenants with Eviction Moratorium & Rent Freeze. Our Building are in Rent Control in 21 years it has been 3 % increase for 18 year, 4 % 1year & 5 % year. Again LA City is tell the owner what the can do with their apartments that we purchased. PLEASE GIVE US A BREAK !

Communication from Public

Name: Nader Chahine

Date Submitted: 09/13/2022 04:08 AM

Council File No: 20-0291

Comments for Public Posting: The eviction moratorium is has been a burden for the owners that depend on the rents to pay their mortgage and needs to be rescinded. The emergency conditions that triggered the moratorium are no longer present and the eviction moratorium is unwarranted.

Communication from Public

Name: Xianglin Zeng
Date Submitted: 09/12/2022 10:25 PM
Council File No: 20-0291
Comments for Public Posting: 2 years of FREE rent is way too long, and people have started to utilize it. STOP Eviction MORATORIUM before it corrupts our society!!!

Communication from Public

Name: Robert Welch

Date Submitted: 09/12/2022 07:30 PM

Council File No: 20-0291

Comments for Public Posting: After 2 years of eviction moratorium at the expense of businessmen that provide much of the housing in our city, please stop the unconstitutional enforced welfare support financed by housing providers that also have to stay afloat financially. Rent relief was a good start to help the housing providers. But there are still thousands of tenants in Los Angeles falsely claiming that Covid 19 is still their reason for not paying rent. It is time to end the City's extended emergency. It is time to do the right actions for the Los Angeles housing providers and set them on a path to recovery from the 2 year financial setbacks.

Communication from Public

Name: Darius

Date Submitted: 09/12/2022 07:31 PM

Council File No: 20-0291

Comments for Public Posting: Please end the housing eviction ban and rent freeze now! We are small businesses in your city that are being harmed by these extreme policies. It's been 921 days since March 3, 2020 and we need to be able to do what's best for our tenants and our properties. Also, bans are unfair for those residents who have worked hard to pay their rent. Providing housing is a business. You are destroying our small businesses, which in turn, weakens our communities and ultimately harm the tenants you are looking to protect. Thank you for listening. Darius

Communication from Public

Name: Albert Sharaf

Date Submitted: 09/12/2022 08:07 PM

Council File No: 20-0291

Comments for Public Posting: Dear councils, Just explain the Mat that how you expect a tenant that do not pay \$2500/month rent for two years can start paying \$7500 a month to pay off their unpaid rent . they do work cash , they take trips , they drive BMW and Mercedes, and some just lays around and watch movies Covid 19 caused lot of people to die and slaved lot of housing providers in the city of Los Angeles. only if any of you personally own property that rented to someone, and they are not intimidated by your position and do not pay their rent , will understand the pain and disrespect that city of los angeles puts HOUSING PROVIDERS through !!! Just tell us, why would someone come and build here (Los Angeles) the so much of necessary housing you are short off, if by your order their income can be confiscated ?????? Do you really know what kind of liability you buying for city of Los angeles tax payers??? they will have to foot the bills of billions of dollars this council Created (soon you will have to explain what did you do)????/ Please do not get me wrong , I do understand that there are people that have hardship, we are not hurtles. a month or two or three , FINE, i am sure housing providers if you ask them they will participate and collect the unpaid rent over two or three years but 24 months,!!! you putting housing providers and tenant in situation that none of them will like you. YOU ARE DESTROYING PEOPLES LIFE housing providers that you hurt will not provide housing for you constituent and tenant that did keep watching movies and did not go to work and tenants that learn how to still some else property by working and live free rent you allow them not to pay , end up robing places to make some more easy money and / or homeless . CAN YOU LIVE WITH THAT ? Thank you and I hope the unjust will stop soon.

Communication from Public

Name: Rosa

Date Submitted: 09/12/2022 09:41 PM

Council File No: 20-0291

Comments for Public Posting: Opposing Eviction Moratorium and Rent Freeze Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration.
Sincerely, Rosa

Communication from Public

Name: Pat

Date Submitted: 09/12/2022 09:48 PM

Council File No: 20-0291

Comments for Public Posting: [Opposing Eviction Moratorium and Rent Freeze]
Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration. Sincerely, Pat

Communication from Public

Name: Prard Mage

Date Submitted: 09/12/2022 09:51 PM

Council File No: 20-0291

Comments for Public Posting: [Opposing Eviction Moratorium and Rent Freeze] - Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration. Sincerely, Prard Mage

Communication from Public

Name:

Date Submitted: 09/13/2022 06:50 AM

Council File No: 20-0291

Comments for Public Posting: I support ending the eviction moratorium and rent freeze now. The "temporary" measures have gone on far too long. LA County is one of the last jurisdictions in the nation to continue "free rent". The state is winding down its emergency measures, acknowledging the improved environment. The state rental assistance funds is closed to new applicants, yet the county continues to allow residents to not pay rent with no financial assistance in place for landlords. The just & responsible step is to end the moratorium and rent freeze now. I help house Los Angeles County renters and I need your help now. Thank you for your consideration.

Communication from Public

Name: Sarah Page-Le

Date Submitted: 09/13/2022 09:40 AM

Council File No: 20-0291

Comments for Public Posting: Councilmembers and Board of Supervisors: Please end this moratorium immediately. There are surely different ways to assist individuals who are still in need of covid relief, but a blanket ban on covid-related evictions and rent increases is no longer the solution. This ban is unfair both to the housing providers who are unable to make their financial commitments because of reduced income and to residents who have worked hard to actually pay their rent during this crisis. Please setup an application system for covid hardship declaration and allow housing providers to be lawfully able to contest covid hardship claims. It has been 2.5 years since the moratorium was enacted and we are now operating socially and economically similarly to a pre-covid world. I am a building owner/small business owner, housing provider, and LA resident. I would love to expand my business in my neighborhood, but the risk of my understood rights as a owner being stripped away give me pause to pursue my dream of expanding my business locally. Please take a moment to consider the side of the housing provider. Thank you for your time and consideration, Sarah Page-Le

Communication from Public

Name: Rich L

Date Submitted: 09/13/2022 09:57 AM

Council File No: 20-0291

Comments for Public Posting: I am a small time landlord. I am 66 years old and I depend on income from rental property to live. I am begging you to please end the Eviction Moratorium and COVID Restrictions on Housing. The rise in costs of utilities and general inflation with no rent increases to offset these costs, and brazen tenants who can do whatever they want and know that they are "protected," I am struggling. COVID Restrictions are pure torture to us hardworking landlords who provide a valuable service to the City of Los Angeles. We should also be cared about and appreciated. PLEASE!!!!

Communication from Public

Name:

Date Submitted: 09/13/2022 11:48 AM

Council File No: 20-0291

Comments for Public Posting: Title: Opposing Eviction Moratorium and Rent Freeze
Councilmembers and Board of Supervisors: It has been 921 days since March 4th. End this unconstitutional eviction moratorium immediately. The answer for people impacted by Covid is rent relief - NOT EVICTION BANS or rent freezes. Those policies reduce the availability of rental units. Eviction bans encourage non-payment of rent and more debt for residents. Stop setting tenants up for greater financial hardship! At this point, the majority of those you are protecting are fraudulently declaring COVID hardship. Bans are unfair for those residents who have worked hard to pay their rent. They continue to pay the rent while watching their non-paying neighbors come home from a vacation with a new BMW! Unfair! The self-certification scheme is unconstitutional; substantive due process is guaranteed under the Fourteenth Amendment. You have rightfully been sued! The least you can do is bring accountability to those fraudulently declaring COVID hardship. There must be a basis for a COVID hardship declaration and protection from tenant harassment laws when housing providers contest COVID hardship claims. Lastly, providing housing is a business. You are destroying these small businesses, which in turn, weakens their communities. Stop weakening my community. Thank you for your time and consideration,

Communication from Public

Name: Leg

Date Submitted: 09/13/2022 12:57 PM

Council File No: 20-0291

Comments for Public Posting: 20-0291 Dear Members, First let say we really appreciated and thank you for helping and providing tenants rent relief programs to allow both impacted renters and small property owners like us to survive the pandemic. I'm only writing this to point out my observation and what could be an outcome of continuing the moratorium. I'm sure there are still renters that need much help and protection that we all have the obligation and as a member of this community to provide that help. But putting all this burden on one sector would be considered negligent by our elected officials. At this point extending the State of Emergency Declaration to August 2023 means disastrous results for many ordinary tenants and Landlords who still must pay mortgage payments, upkeep sky rocketing expenses and utilities, property taxes, insurance along other unexpected expenses. Most of the small property owner tenants are the ordinary people that only can afford to rent control low-cost housing. Thanks to city and county officials, their actions pushed the small owner force to sell to the big investor and developer and eventually drove off both small property owners and ordinary under-privileged renters. What a disaster for middle class societies. I wish there was some study and statistics to point out what will happen in the next few years to come. Targeting and punishing one group and that is small landlords and as a consequence low income renters and no other group is your decision to make . Respectfully..

Communication from Public

Name:

Date Submitted: 09/13/2022 12:08 PM

Council File No: 20-0291

Comments for Public Posting: Hello, my name is Theo Zucker, and I live in Los Angeles. As a renter, I urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many of us are struggling to make up for rent we missed due to illness or job loss, amidst harassment by landlords and slum living conditions; existing tenant protections are the only thing that have kept many of us from becoming homeless. Again, please implement strong, permanent tenant protections before ending any COVID-19 tenant protections. Thank you!

Communication from Public

Name: Vince

Date Submitted: 09/13/2022 01:42 PM

Council File No: 20-0291

Comments for Public Posting: Councilmembers, I am a housing provider that has been adversely affected by the Emergency order and eviction moratorium. I think that you are doing a disservice to the very people you are trying to help. You have given these tenants a false sense of security by not speaking up to those that can, but choose not to pay their rent. There needs to be more information published by the City leadership and Housing Authority telling these tenants about their responsibility to pay rent. I have quite a few tenants that received money from Housing is Key that have accumulated large past due balances again. When I asked them how they think they will be able to pay it back, they're under the impression there will be another round of relief. Some have not paid rent since the declaration of the Emergency order by Mayor Garcetti. Almost all of the people are working and taking advantage of a system that doesn't hold them accountable. I have one tenant that has not lived in their apartment since the start of the moratorium . They live and work in Florida, however they received over \$20,000.00 in assistance from the Housing is Key program even though the program states that a tenant must live in the unit at least 6 months out of the year. This is outright fraud but it was allowed. This tenant has accumulated over \$20,000.00 in unpaid rent again. Another tenant was invited several times to apply for rent relief (they owed at the time over \$35,000.00 which has now grown to over \$46,000.00) from the Housing is Key program but never responded to the application. We know for a fact that both worked throughout this time. How can you justify letting this program continue like this. People are attending large events, schools are fully open, unemployment is historically low, Covid cases are down and L.A. County is in the LOW transmission category and you are still maintaining this emergency order, why? There must be some criteria or proof required to justify letting people go for months without paying rent. From now until December 2022 when the recommendation to end the moratorium occurs and hopefully you do the right thing and follow the recommendation, you should be using the newspapers, and media to get the word out that this is going to end. All these people will not be able to pay these large amounts of unpaid rent and after the year goes by many housing providers will file and get judgements for this money. This will have an adverse affect on credit scores which

will make getting loans for housing and other major purchases much more expensive if not outright prohibitive for these people.

Communication from Public

Name: Fariba

Date Submitted: 09/13/2022 12:56 PM

Council File No: 20-0291

Comments for Public Posting: End the moratorium as it is allowing for fraud to be committed everywhere. Free rent. Unemployment , when working under the table and subleasing unit and still not paying rent. The system is flawed. Is only serving the crooks.

Communication from Public

Name: Michael Altshuler
Date Submitted: 09/13/2022 02:01 PM
Council File No: 20-0291
Comments for Public Posting: Moratorium is a legalized robbery. Communist principle in action: from each according to his abilities, to each according to his needs. But why at my expense? What is tenant's fair share of my income? And why?

Communication from Public

Name:

Date Submitted: 09/13/2022 02:25 PM

Council File No: 20-0291

Comments for Public Posting: I'm a small landlord who owns one 6-unit building and I rely on the income from the building for my livelihood. This emergency declaration has negatively affected my livelihood in a significant way. We are at record inflation rates, and the cost of operating and maintaining the building has skyrocketed. Yet while my expenses have skyrocketed, I have been unable to raise the rents to compensate for increased costs since 2000. There is still an expectation from the housing department and the tenants that I maintain the building, yet the policies that you have put in place deprive me of the income that I need to do so. This is really unfair. The condition of my building is declining, my tenants are unhappy that I'm unable to maintain it, and my personal income is compromised. My building is in a rent-controlled area, so the rents are already significantly below market rate - some of my tenants are paying 30% of market rate. It is unfair that I have been unable to raise rents for the last 3 years, when expenses are increasing. And the coronavirus emergency is over - businesses are open, people are working, so why do you continue to extend this declaration? I understand that there is a homelessness crisis, but as a private individual it isn't my responsibility to solve it by subsidizing the livelihood of someone else, which is exactly what you are forcing me to do. Why am I being punished? Why must I suffer? Why must I be forced into financial ruin when the actual covid emergency is over? And in addition to the financial problems that this has created, it also has created management problems. This has created an environment where tenants can do anything that they want with no fear of consequences. They don't have to pay rent, they can move in as many people and animals as they want to, they can destroy my property (and expect me to fix it) all with the confidence that there will be no consequences. I've had tenants tell me that they can do whatever they want and the level of disrespect that I experience in a property that I own and pay for, is hard to bear. So thanks to this emergency declaration, I have decreased personal income, insufficient income to maintain the building and a culture of unruliness and disrespect that I previously didn't have. Please end this emergency declaration and stop punishing innocent, hardworking small property owners. We did nothing to deserve this.

Communication from Public

Name:

Date Submitted: 09/13/2022 02:54 PM

Council File No: 20-0291

Comments for Public Posting: Currently the cost a renting a 2 bedroom apartment is 1/2 the cost of buying a similar apartment at market rates. So even at full market rates renting is a fantastic deal. Controls in you city have kept rents far below this for years, even decades. Enough is enough, we need no more restriction we need more landlord to provide more places to live. That's what brings rents down. Supply!

Communication from Public

Name: Fanny Chan
Date Submitted: 09/13/2022 03:11 PM
Council File No: 20-0291
Comments for Public Posting: open for evictions. we are suffering on the loss of rent.

Communication from Public

Name: Jordan Simons

Date Submitted: 09/13/2022 03:31 PM

Council File No: 20-0291

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. The pandemic crises should not be used to rush through permanent regulations that are counterproductive to shared goals of making housing more affordable and available in the city. As a housing provider, I do not understand why a rent freeze remains on properties when the economy is fully reopened, employment is robust, and operational costs skyrocket. The freeze should not continue. Housing providers need financial flexibility to operate. State and federal action put in place permanent protections for those effected by the pandemic and disbursed billions of dollars in rental assistance. Despite the enormous progress made both in our understanding of COVID-19 and the economy, the city continues policies that remain the same as those that were instituted at the very beginning of this pandemic – ignoring entirely both the changed circumstances and the outsized impact such policies have had on the city’s housing providers. The local moratorium was specifically intended as a temporary measure in response to the onset of the pandemic. At this juncture, it is critical that the city allow regular rental operations to resume. The justification for the temporary actions in 2020 no longer reflects today’s reality. The moratorium and rent freeze must end now. I know owners who have sold their properties due to these measures. These continued measures are bad for our communities and will make housing more expensive and harder to find. I help house Los Angeles and desperately need help. Thank you.

Communication from Public

Name: Losing my home of 55 years because of the moratorium

Date Submitted: 09/13/2022 04:11 PM

Council File No: 20-0291

Comments for Public Posting: September 13, 2022 Honorable Members of the Los Angeles City Council Los Angeles City Hall 200 N Spring St, Los Angeles, CA 90012 Dear Councilmembers: As a small mom-and-pop landlord, I'm urging you to end the COVID eviction moratorium as recommended by the Housing Department. This moratorium has placed an unfair burden on us, threatening our own financial survival. The moratorium was meant to be a temporary, emergency measure during the height of COVID. Instead, small owners have become a defacto government housing program without sufficient compensation – seemingly indefinitely. We are not corporations. Many of us own just a handful of properties and have scrimped and saved to acquire them. We do not have deep pockets into which to go to cover the cost of our mortgages, water, repairs and maintenance. If this moratorium goes on, many of us will lose our properties. People are back at work, the City is open and there is simply no justification to continue burdening us with this moratorium. We urge you to end this moratorium now, and consider prioritizing City resources to help renters who need assistance. Stop destroying the livelihoods of small mom and pop landlords. Member, Coalition of Small Rental Property Owners

Communication from Public

Name: Mahnaz Pouratian
Date Submitted: 09/13/2022 06:00 PM
Council File No: 20-0291

Comments for Public Posting: Dear Sirs We would like to ask you to stop to eviction moratorium, while you are considering benefit of some , our rights as Small land lords are being overlooked tremendously . As a retired property owner who is relying on the income collected from a property we purchased with our our life savings Can not afford to bear all the expenses we are liable for such operating expenses and mortgage payments and not be able to collect rent. Up till now we have not been able to collect even one penny after 2 years even from Corvid 19 rent relief while tenants are enjoying living in the units ret free. The reason we have not received funds for those who applied for rent relief for over varies. for example one tenant has applied twice twice for covid 19 rent relief and another one received the rent rather than sending the check to us as if he was awarded for not paying rent and the response is hire an attorney and sue the tenant for fraud!. It seems he is being awarded in this situation and we rea penalized as landlords. Enough is enough . The work force needs people to go back to work and people like us should not encumber housing people who refuse paying rent even if they have the funds and take advantage of this situation. Thanks for reconsidering and ending this moratorium. Respectfully Mahnaz Pouratian

Communication from Public

Name: Matt Pouratian

Date Submitted: 09/13/2022 06:17 PM

Council File No: 20-0291

Comments for Public Posting: Dear Council We would like to ask you you to seriously reconsider eviction moratorium. The situation in California is really hurting so many people especially those who rely on the income from the properties they own and manage. Not all rents collected is net income for landlords .We still have to make mortgage payments all incurred costs imposed on land lords land lords, pay Real Estate estate taxes and the list continues . How could we afford to hold om to our properties when we have to pay al expenses when tenants feel that they can continue residing in the unit without paying rent because they know there is no law protecting their landlord . They can continue residing in the unit they are occupying and be sure they can continue living there without paying rent because there is no law protecting the landlords. Below you have offered us to upload documents, If needed please advise what supporting documents are needed , we will be more than glad to submit. Your immediate attention to this matter is highly appreciated. Regards. Matt Pouratian

Communication from Public

Name: CDCSaysSo
Date Submitted: 09/14/2022 06:08 AM
Council File No: 20-0291
Comments for Public Posting: Sept 2, 2022: CDC says LA County entered "Low" Transmission level...
<http://publichealth.lacounty.gov/phcommon/public/media/mediapubdetail.cfm?unit=media&ou=ph&prog=media&prid=4040>
LOW TRANSMISSION LEVEL