

Communication from Public

Name: Trang Ho
Date Submitted: 09/12/2022 06:34 PM
Council File No: 21-0042-S3
Comments for Public Posting: See attached.

Profiles of Professional Tenants Taking Advantage of Landlords

professional tenant [pruh-fesh-uh-nl] [ten-uhnt]

noun

1. A person or group, usually very versed in landlord-tenant law, that repeatedly rents a dwelling using deceptive means such as fake references and documentation with no intention of ever paying rent while profiting from a well-intentioned policy like relocation fee payouts.

Professional tenants pay rent for a few months and then raise hell. They trash the property and demand repairs for knit-picky items. They damage the property to report the landlord for habitability issues. They disturb the neighbors by playing music loudly and having parties. They pick fights with everyone around.

Their victim, or landlord, usually opts to pay them a cash-for-keys offer to move out or exhausts all their savings on legal proceedings.

If LA County and City want to save affordable housing, they must end the moratorium as soon as possible. The eviction moratorium has the unintended consequence of further emboldening professional tenants to live in landlords' homes rent-free and milk them for handsome cash-for-keys payouts.

As a homeowner and landlord who has been kicked in the face too many times, I cannot take a chance on renting to another boarder. Another bad housemate could deplete my savings and therefore destroy my safety net.

The public, especially renters, needs to know that the eviction moratorium is now doing more harm than good. As I slowly evict tenants or give them a cash-for-keys offer to end my misery, I am selling my property in South Los Angeles and buying property in any other area that respects landlords' rights to their livelihoods.

I currently have three vacancies that I am letting sit empty in South Los Angeles. The more other landlords draw the same conclusion, the fewer affordable rental units there will be on the market and the ever more expensive housing will get in Los Angeles.

The LA Times a few months ago did a story about how finding a rental in Los Angeles has become harder than anywhere else and prices have skyrocketed.

<https://www.latimes.com/business/story/2022-05-17/california-housing-market-rental-vacancies>

Profiles of Professional Tenants Taking Advantage of Landlords

Here's an overview of the professional tenants that have taken advantage of me over the past two and half years since the eviction moratorium started in March 2020.

Christine

This professional tenant made my life hell and forced me to forgive \$6,625 in back rent and demanded I give her \$5,000 to move out in 30 days. I gave her an extra \$1,000 to do it in three days. She wreaked havoc in my South Los Angeles co-living home by picking fights with her housemates, throwing temper tantrums, smoking weed indoors, and constantly threatening to sue me for make-believe offenses.

She never had a COVID hardship. She stopped paying rent simply because there was nothing I could do thanks to the eviction moratorium. I applied for rent relief for her. She refused to cooperate and cussed me out in an email and threatened to sue me.

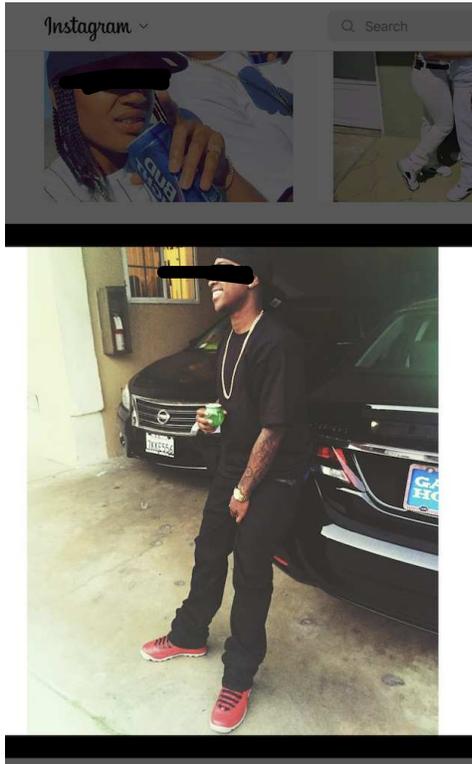
With all the money saved from not having to pay rent for six months plus getting an additional \$6,000, she had enough money to travel to Mexico and Texas a few months later and brag about it on Facebook. Last week she posted pictures from her trip to Honduras and a cruise to Mexico.



I closed down the South Los Angeles co-living house she lived in after she moved out in June 2021 because I couldn't tolerate the abuse.

Tashawn

She rented a room in a co-living house in South Los Angeles and started out as a landlord's dream. Her room was immaculate and she even paid her rent early. Then she stopped paying rent in December 2020 and bought a car.



She never claimed to have COVID-related hardship and always held a full-time job as an armed security officer. She did NOT apply for rent relief even though I did.

She swore up and down that she would be good for the rent because she has expensive taste. I spoke with her mother, workplace supervisor, and her sister during the screening process and they all attested to her good character. I would rather let her unit sit empty than take a chance on another dream tenant that could become a grifter emboldened by the eviction moratorium.

She moved out without notice this month after getting the Sheriff's 5-day warning to vacate this month. She owes me \$16,229 in back rent and \$1,900 in eviction fees.

Profiles of Professional Tenants Taking Advantage of Landlords

Stewart cont'd

As you can see in the photo of his room below, this tenant lived in utter filth. He used to urinate in bottles he kept in his bedroom and threw used toilet paper in the trash, which he never took out. It piled ever higher and higher. He never cleaned anything. He relied on someone else who had less tolerance for squalor to do it.



Stewart ignored all house rules because the eviction moratorium eliminated all consequences for bad behavior. He smoked marijuana indoors and played his guitar for hours on end, late into the night without consideration for anyone else's need for sleep. One time a housemate asked him to stop playing the guitar. He replied, "I don't give a f*ck about anyone in this house." Another time, he yelled, "What I do is none of your f*cking business."

His housemates complained abundantly about him and begged me to call the police. Professional tenants like Stewart know how to cleverly make life miserable without crossing the criminal line. The most police could do is talk to them but they won't file a police report because housemate disputes are civil matters, not criminal ones.

I managed to evict him in August. I am letting his room sit empty. That's another room that would otherwise be on the market had it not been for your eviction moratorium.

See video of his room here: <https://youtu.be/nkWTZNu7-eU>

Profiles of Professional Tenants Taking Advantage of Landlords

Jacob

He complained that porch pirates stole \$400 boots he ordered online. He stopped paying rent in June 2021. He hasn't held a job since March 2020 and says he is taking time off to work on a screenplay. What incentive does he have to return to work when there are no consequences for not paying rent?

I received \$3,400 in rent relief for him while waiting for more. His outstanding balance currently totals \$9,470 as of today.

Robert

He stopped paying rent in April 2021 while claiming to work 70-hour weeks as an armed security guard. I received \$8,335 total in rent relief for him. He paid rent for the past two months and owes \$4,016.

I don't want to rent to him anymore because he lives in squalor and doesn't pick up after his Pit Bull mix, leaving dog feces all over the front yard.

Gary, Michael and Candace

They rented a 5-bedroom/3-bath unit together and completely trashed the house upon moving out in July 2022. I have been letting it sit empty ever since.



See video of the trashed unit here: https://youtu.be/jYE_vFIMgMw

Profiles of Professional Tenants Taking Advantage of Landlords

I managed to get about \$60,000 from Housing Is Key for them. After applying all of their deposit, they owe me \$7,327 for property damages and back rent.

They had no incentive to get jobs. They spent most of the past two and half years sitting around recording inane conversations with each other and posting them on YouTube, passing them off as podcasts.

Communication from Public

Name: Jamie Feusner

Date Submitted: 09/12/2022 06:44 PM

Council File No: 21-0042-S3

Comments for Public Posting: The public, especially renters, needs to know that the eviction moratorium is now doing more harm than good. As my wife and I slowly evict tenants or give them a cash-for-keys offer to end my misery, we are selling our property in South Los Angeles and buying property in any other area that respects landlords' rights to their livelihoods. We currently have three vacancies that we are letting sit empty in South Los Angeles. The more other landlords draw the same conclusion, the fewer affordable rental units there will be on the market and the ever more expensive housing will get in Los Angeles. The LA Times a few months ago did a story about how finding a rental in Los Angeles has become harder than anywhere else and prices have skyrocketed. <https://www.latimes.com/business/story/2022-05-17/california-housing-market-rental-vacancies>

For the sake of both renters and landlords, please end the eviction moratorium

Your overwhelmingly tenant-friendly policies will only hurt tenants in the long run because landlords more and more will opt to convert buildings into condos or tenancies in common, thereby reducing the rental housing supply.

No rent means no extra money to maintain aging buildings or repave broken driveways. Delinquent tenants will only have themselves to blame as their buildings slowly deteriorate.

Given that tenants outnumber landlords nearly five to one in the U.S., it's no wonder that cities and states have been overwhelmingly biased in their favor during the COVID-19 crisis. The ratio is much higher in the City of Angels, where [64% of households rent](#).



Source: <https://blog.capterra.com/need-to-know-about-landlord-insurance/>

[The Los Angeles Tenants Union](#) baffles me in calling on “tenants to choose food not rent.” How do they expect landlords to pay the mortgage, insurance, property taxes? If we didn’t pay property taxes, their kids wouldn’t have schools. They wouldn’t have police, firefighters, street lights.

There’s no need to prioritize paying for food when Americans are spoiled for choices in getting food free from food stamps, myriad food pantries and soup kitchens. Food is so plentiful in this country that even homeless people are obese.

Needy tenants can get a free smartphone and service from any number of providers thanks to the [Lifeline Assistance Program](#). They can also get free toiletries and clothes from various non-profits. They can get a forbearance on utility payments. Auto lenders and insurance companies are also offering discounts and relief assistance.

Losses are manageable for these large companies because they are still receiving payments from a majority of their thousands, if not millions, of customers. By contrast, most landlords, 50%, only own one rental property, according to [Landlordology.com](#). Please, stop and consider the difference. **Most landlords have only one paying customer.**

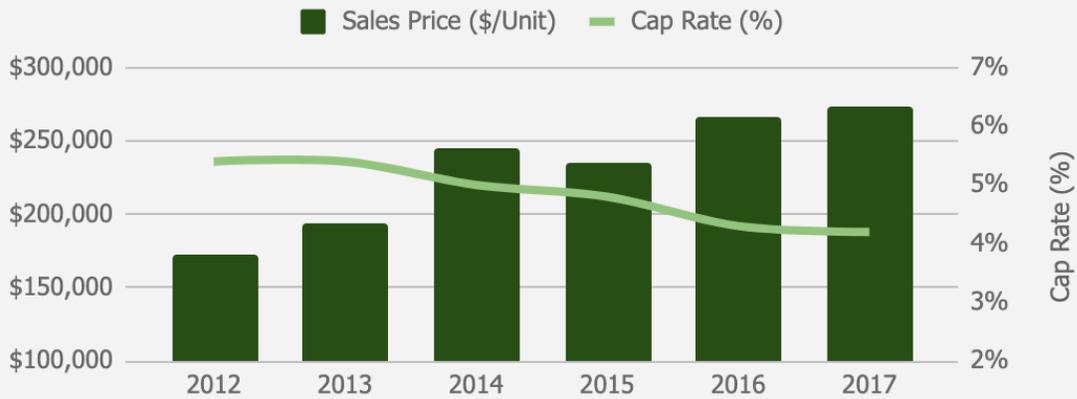
Individual investors, such as my husband and me, account for [three-quarters of the U.S. rental market](#). The likes of Donald Trump and Donald Sterling are few and far between in our industry.

Profit margins in the rental market as measured by cap lease rates are razor-thin if they exist at all.

Some landlords barely break even on rents and hope to profit in the long run from property appreciation and tax write-offs from depreciation.

Sales Price and Cap Rate

Los Angeles, Multifamily, Annual, Transactions \$2.5 Million and Larger



Source: Real Capital Analytics

Source:

<https://arbor.com/blog/arbor-los-angeles-multifamily-snapshot-q4-2017/#:~:text=The%20U.S.%20overall%20average%20sales,high%20was%206.0%25%20during%202009.>

Landlords struggle to hold their heads above water after paying for maintenance, upkeep, mortgage, insurance, property taxes, utilities, property managers, capital improvements, advertising, software, legal fees. All the while, we have the same living expenses as our tenants.

Communication from Public

Name: Individual Landlord in South Los Angeles

Date Submitted: 09/12/2022 06:48 PM

Council File No: 21-0042-S3

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-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, Ky Trang Ho P.S. Please read the attached op-ed, which eloquently states my opinion. Even though it was written two years ago, everything the writer says is still relevant today. The moratorium has gone on way too long.

Landlords are people too

By CHARLOTTE LAWS
NEW YORK DAILY NEWS |
OCT 07, 2020 AT 5:00 AM

"Landlords are the [devil incarnate](#). "F--k [landlords](#)." "Cancel [rent](#)." "Kill the [landlords](#)." "Landlord (sic) are a [disease](#)." These inflammatory words come from social media postings, but it is not unusual to hear them at the protests and riots that have become routine in recent months. In addition, there have been [marches](#) specifically crafted to promote the rent-strike movement — a movement that suggests a tenant, even when she has the ability to pay, may choose instead to withhold the money and place the funds in a shared escrow account. Small business owner, Roni von Henschen says, "I know people who aren't paying even though they can afford it. I don't know why. Maybe they figure they can live month after month for free since evictions are [banned](#)."

The rage directed at landlords may come, in part, from the divisiveness of the country, the pent-up anger over COVID-19 restrictions, and the fact that lessors are regularly depicted in film and on television as fat, white slumlords who refuse to make repairs, grumble about their boarders, and rejoice over tossing them into the street. The truth is quite the reverse: Most landlords faithfully make repairs and do not want to evict. A vacancy means the unit must, at minimum, be repainted and remain empty until a new tenant is found, leaving the property owner with a loss of income.

Another potential cause of today's anti-landlord sentiment may revolve around the ever-widening [gap](#) between the rich and the poor and the false but widespread notion that all lessors are affluent. The trending meme on Twitter [#EatTheRich](#) located adjacent to the phrase [#EatTheLandlords](#) supports this theory.

As a realtor for the past 35 years, I have assisted tenants and landlords with the leasing of properties in the Los Angeles region. I have learned that it is not uncommon for a lessee to have a significantly higher income than a property owner. I have witnessed pay stubs, credit reports and profit-and-loss statements that substantiate this fact. My experiences are predominantly with single-family residences, which are often owned by mom-and-pop landlords.

Many of these owners fall into the category of "cash poor." In other words, they are barely able to meet their own family's needs for food, housing and utilities. And this is before taking into account their rental property expenses, such as mortgage, property taxes, insurance, maintenance and repairs. For these folks, receiving rent on time is critical. It is how they cover their bills. When their rental income vanishes — as has been the case for many due to eviction moratoriums — these small landlords are left helpless and hopeless.

Studies confirm what I have experienced. The Brookings Institution [found](#) that mom-and-pop landlords own 40% of all residential rentals nationwide, and a [HUD survey](#) found that 72.5% of rentals between one and four units are owned by small landlords. A full one-third of these folks fall into the low- to moderate-income category, according to a [Hamilton Project](#) study.

The government's destruction of small landlords in 2020 will be disastrous for tenants in 2021 and beyond. There will likely be a flurry of foreclosures and sell-offs by those who are unable to weather the eviction-moratorium storm. When the small landlords go, so does much of the affordable housing. Corporate investors and well-heeled Wall Street vultures will swoop down for the kill, snapping up properties, renovating them and raising rents. In the end, communities will be left with fewer economical rentals, and the chasm between the rich and poor will be wider still.

This year, politicians have assisted huge corporations with tax breaks and bailed out smaller companies with forgivable PPP loans. They have propped up the airline and agriculture industries. They have provided unprecedented assistance for tenants, [undocumented immigrants](#) and the homeless. Yet they have done nothing for the small landlord, except force her to bear an expensive and unreasonable burden.

Although there is an especially strong case to be made for the mom and pop, it is equally unfair to turn the big landlord into an ATM for the pandemic. Their constitutionally-protected property rights have been ignored. Their lease agreements have been made irrelevant, and any lessor who asserts her legal right to evict could face as much as a \$100,000 [fine and jail time](#).

It is baffling how landlords have become a target for financial burden and vitriol, while corporations have gotten a pass. The executives of Walmart, Kroger and Whole Foods are much richer than the average landlord. Why aren't there marches in the streets to "cancel grocery bills"? Why aren't there social media postings that say, "Costco is evil"? The unfairness needs to end. The rage needs to end. The hatred needs to end. This country must stop scapegoating the landlord and stealing her livelihood.

Laws is an author and realtor in Los Angeles.

Communication from Public

Name: Home Stolen

Date Submitted: 09/13/2022 01:21 PM

Council File No: 21-0042-S3

Comments for Public Posting: As a landlord, I'm not against tenant protection. However, city need to come up with the funding. The current eviction moratorium needs to stop already, it allows tenants to game the system while destroying many small landlords at the same time. For more than 2 years, I'm not allowed to collect rent, can't sell my house, can't let family members move in, basically I don't own my property at all. City took away my own home and in the meantime our city still forcing me to pay for all the expenses, including tax, without reimbursing me. The already expired Rental assistance program is ancient history and a lot of landlords aren't getting anything from that program. What do you think will happen to small landlords if city keep eviction moratorium going for another year? It will eliminate small landlords for sure and how will that benefit our community? Everyone who comes to LA to attend college or start a new job will have difficulty to find a place to stay. We need a sustainable policy to help both landlords and tenants and eviction moratorium isn't the answer. City basically just robbing landlords and call it mission accomplished. This is like forcing all gas stations sell gas at \$1/gallon and call it inflation is fixed. By the way, why are we not forcing gas station to sell gas at \$1/gallon while city can force rent to be at \$0/month? Anyone want to tell me that rent is not cancelled is just delusional. You really think landlord can recovery \$50K+ back rent via small claim court years from now? Imagine what will happen when bank give everybody unlimited credits on their credit cards for 3 years with 0 minimum payment requirement. How many people will extend themselves before the bills come? This is exactly what's going on with LA eviction moratorium.

Dear Councilmembers,

As a landlord, I'm not against tenant protection. However, city need to come up with the funding. The current eviction moratorium needs to stop already, it allows tenants to game the system while destroying many small landlords at the same time. For more than 2 years, I'm not allowed to collect rent, can't sell my house, can't let family members move in, basically I don't own my property at all. City took away my own home and in the meantime our city still forcing me to pay for all the expenses, including tax, without reimbursing me. The already expired Rental assistance program is ancient history and a lot of landlords aren't getting anything from that program.

What do you think will happen to small landlords if city keep eviction moratorium going for another year? It will eliminate small landlords for sure and how will that benefit our community? Everyone who comes to LA to attend college or start a new job will have difficulty to find a place to stay. We need a sustainable policy to help both landlords and tenants and eviction moratorium isn't the answer. City basically just robbing landlords and call it mission accomplished. This is like forcing all gas stations sell gas at \$1/gallon and call it inflation is fixed. By the way, why are we not forcing gas station to sell gas at \$1/gallon while city can force rent to be at \$0/month? Anyone want to tell me that rent is not cancelled is just delusional. You really think landlord can recovery \$50K+ back rent via small claim court years from now?

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From: A landlord who is held hostage by tenant and city

Communication from Public

Name: Eun Kim

Date Submitted: 09/13/2022 09:07 PM

Council File No: 21-0042-S3

Comments for Public Posting: **I am battling a war. Please save me. I am now dying from the threats and abuse of the tenant. I had cancer surgery in 2020. As a result, I was unable to work, so I sold my business and bought real estate. I started renting out to tenants for the first time in my life. However, the first tenant (Heilim Kim) harassed my partner and I severely over the past year, and my husband passed away from a heart attack in December 2021. I also had cancer that metastasized to the point where I had to have surgery again, and I beg you to help me. I have evidence of all the aforementioned harrasments in the form of text conversations with Heilim Kim, as well as, CCTV footage, Certified Mail, etc. I have never cursed at her once. It is very painful and difficult, and I am sick both physically and mentally from insomnia and anxiety. Please tell me what I should do. The tenant has been living a year without paying a single dollar, and I have a really hard time paying the mortgage. I sincerely ask to establish a stricter law that allows eviction of a tenant who is abusing the current moratorium laws, on top of using abusive language and intimidation. I want to make it publicly clear that no tenant is above the law, and they shouldn't abuse this eviction moratorium system. I contacted over 300 lawyers over the course of a year, but all of them were unable to help me, and they asked me to call them back after the moratorium was over. Furthermore, I earnestly requested the housing to initiate a government eviction, but housing also revealed that the moratorium must end before they could do anything. -In September 2021, I met my first tenant, Heilim Kim. She has never paid her rent since moving in, and she abuses and swears at me all night until 4am, swearing and cursing at me, threatening me, and demanding \$100,000. -Heilim locked the pool door, which is a communal area for all tenants, and dumped her own belongings in the pool area, so I sent her a letter asking her to move her stuff out of the pool area. In response, Heilim broke her mirror and sprayed the glass into the pool, then she reported me to housing -For the past year and to this day, she steals my mail and mocks me by hanging it on her bedroom window. I have reported it to the USPS several times, but they do not investigate at all because she is a tenant. Next, Heilim blacked out the CCTV with paper -After she put tons of wipes in the toilet, she swore at me all night that the toilet was clogged, and she called and texted me all

night saying, "Come and unclog the toilet right now, you crazy b*tch." I sent over the repairman the next day and she would not open the door for him because she was sleeping. She even told the repairman to leave and come back an hour later. I told Heilim to use the front unit's bathroom if she was ever in a hurry, and in response, she said that she would need the front unit tenant's personal information and direct permission, ultimately claiming that she would need to go to the hotel, and demanded that I give her \$600 to cover the hotel costs. Heilim already has the keys to the front unit and she has been using their washing machine and water purifier for free since last year. Nevertheless, she said she would go to the hotel to use the bathroom. -She turned off the main power breaker in her unit, then cursed at me to blame me for turning off the electricity. (There is evidence on CCTV footage). On Facebook, she spread these lies saying that the landlord was harassing her, and she disclosed my name, phone number, home address, business, and email address. As a result, I received numerous abusive phone calls from strangers. -When I called the police station over 100 times to report this situation, the police were interested when I initially told them my situation and asked who was harassing me, but when I told them that it was the tenant, they said they couldn't help with the problem between the tenant and the landlord. This is very sad and unbelievable -One time, Heilim got into a fight with the neighbors and in response, she cut off their refrigerators and gas, resulting in spoiled food -She kicked the door and the handle broke, and when I told her to fix it, Heilim sent me a text saying, "Crazy bitch" and "It only costs \$100 for that door", and she sent me an e-mail saying I was "fucking crazy", and texted me, "Hahaha I relieve my stress by harassing you." -In December 2021 and March 2022, I sent her two settlement emails to pay for her to move out, but rather, she said to me, "Hurry up and give me the money! You thief! Crazy bitch! You have to get beat up to listen! You asshole! You can't do business because you're so stupid!" She continues to swear and curse at me like this via text messages and e-mails. She said that she would never move out just with the money provided by housing for move out costs, and that she would live in this house for the rest of her life. I am so, so scared. (Please see attachment for remaining details)

Public Comment Form (2022-09-13)

I am battling a war. Please save me. I am now dying from the threats and abuse of the tenant.

I had cancer surgery in 2020. As a result, I was unable to work, so I sold my business and bought real estate. I started renting out to tenants for the first time in my life.

However, the first tenant (Heilim Kim) harassed my partner and I severely over the past year, and my husband passed away from a heart attack in December 2021.

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- She said that she would never move out just with the money provided by housing for move out costs, and that she would live in this house for the rest of her life. I am so, so scared.
- I pleaded to housing for help in giving Heilim the moving expenses and in evicting her, but housing said they could never say anything to the tenant. This meant that the fixed moving cost could vary depending on the tenant's wants.
- **Is there really a law that once in, a tenant can never be evicted, and a tenant is allowed to intimidate and harass the landlord?**
- I think landlords deserve the right to report their tenant for harassment and blatant refusal of paying rent
- Please create a program where homeowners can also seek help.
- These moratorium policies are destroying the landlord's lives. These absurdities shouldn't happen in the United States, and I impore you guys to take heed in our unfair situation.
- In this house, there are still many, unbelievable things going on every day. With utmost sincerity, I am begging for help. Thank you.

Communication from Public

Name: Faizah Malik

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

Council File No: 21-0042-S3

Comments for Public Posting: The Keep LA Housed coalition submits the attached comment letter regarding the proposed phaseout of the City's emergency eviction protections. Faizah Malik Senior Staff Attorney Public Counsel



September 13, 2022

To: Los Angeles City Council
From: Keep LA Housed Coalition
Re: Council File 21-0042-S3

The City of LA's emergency eviction protections have kept tens of thousands of Angelenos in their homes, saving lives, stabilizing communities and preventing mass displacement during a public health crisis and unprecedented economic disruption. Before phasing out these critical protections, the City must comprehensively strengthen its permanent tenant protections to prevent a spike in eviction and displacement when the emergency protections end. The recommendations in LAHD's August 25, 2022 report lay out a roadmap to strengthen permanent protections while phasing out emergency protections – but unless critical amendments are made, these recommendations would leave hundreds of thousands of tenants unprotected once emergency protection expire, and provide no guarantee that the permanent protections the report recognizes as crucial to keeping tenants housed long-term will be in place before emergency protections end.

The pandemic highlighted structural flaws and long-standing inequities in our tenant protections and eviction rules, and we should not return to a world where vulnerable renters can be evicted for missing as little as one dollar in rent, including during a health emergency or after a sudden disruption such as a lay-off. Nor should we suddenly tear apart households which have formed during the pandemic to weather the storm and maintain a roof over their heads, erect needless barriers to the assertion of housing rights which have proven essential to preventing mass displacement, or arbitrarily limit which tenants receive protections purely based on the layout or size of the housing they occupy. The recent homelessness count, which showed the inflow into homelessness has slowed dramatically over the last two years, speaks to both the effectiveness and wisdom of strong tenant protections, and the City should amend its report to reflect this reality.

To address these shortcomings, the [Keep LA Housed](#) coalition requests the following amendments to the LAHD recommendations:

- 1. Emergency protections should not end until permanent protections are in place, including universal just cause protections, a minimum threshold for nonpayment evictions, and relocation assistance for tenants displaced by large rent increases, with emergency protections in place at least through February 28, 2023 to allow time to adopt such protections.**

Proposed Amendments

Amend paragraph a. of directive I:

a. Sunset sections 49.99.2.A (non-payment of rent) effective ~~December 31, 2022~~
February 28, 2023, except that:

Amend paragraph b. of directive I:

b. Sunset sections 49.99.2.B (no-fault evictions), 49.99.2.C (unauthorized pets and additional tenants), and 49.99.4 (demolition, permanent removal - Ellis) of the LAMC effective ~~December 31, 2022~~ February 28, 2023, except that:

Amend paragraph b.2. of directive I:

Provide that noncompliance and related inspection fees imposed between March 4, 2020 and ~~December 31, 2022~~ February 28, 2023, due to a landlord's inability to comply with a Government Order to Vacate as a result of the City's COVID-19 eviction moratorium shall be waived by both LAHD and LADBS;

Amend paragraph d. of directive I:

Provide that tenants must repay rental arrears accumulated for rent due from October 1, 2021 through ~~December 31, 2022~~ February 28, 2023, due to COVID-19 financial impact by ~~December 31, 2023~~ February 29, 2024.

Add paragraph e. to directive I:

e. However, in no event should protections sunset earlier than 60 days after the effective date of the ordinances described in II and III below.

Explanation

Ending the emergency protections before stronger permanent protections are in place will leave large numbers of renters at risk of displacement. Hundreds of thousands of renters would have no just cause protections - allowing them to be evicted for no cause and with no relocation assistance. And renters that temporarily lose income, fall ill, or have unexpected expenses could be evicted if they fall short on even one month's rent. Finally, tenants who do not live in rent stabilized units are currently vulnerable to displacement by large rent increases, with no relocation assistance. LAHD's recommended directives should be amended to explicitly require these permanent protections be in place before emergency protections end. And the current December 31, 2022 date should be replaced with February 28, 2023 as a more realistic timeline to adopt permanent protections.

- 2. A 7-day notice requirement is unnecessary and will leave out vulnerable renters. If the requirement is added nonetheless, it should conform to the County requirement to avoid confusion.**

Proposed Amendment

Strike paragraph a.1. of directive I;

Or, if included, amend paragraph a. 1. of directive I:

1. Effective November 1, 2022 through December 31, 2022, tenants who are unable to pay rent, due to COVID-19 financial impact, will have continued eviction protection only if they provide their landlord a self-attestation notice ~~under penalty of perjury in the format prescribed by LAHD;~~ within 7 days after rent is due similar to the notice requirement used by L.A. County, with an exception for extenuating circumstances.

Explanation

We are concerned that adding a 7-day notice requirement for nonpayment protections in November and December 2022 will leave out many of the tenants that need the protections most. The City’s emergency protections only apply to tenants that are unable to pay due to circumstances related to COVID-19. A wealthy tenant that is able to pay their rent is not protected under the current law. Adding this requirement will primarily hurt tenants that are otherwise qualified but do not know of the new requirement or face other barriers (for example, many tenants do not have printers at home to print an LAHD form).

Nonetheless, if the Council chooses to move forward with this recommendation, it should be amended to align with the 7-day notice requirement under County law. LAHD’s report acknowledges the benefits of maintaining consistent requirements between the City and County (“LAHD recommends that, whenever possible, the City conform the continuation of tenant protections with the baseline protections adopted by L.A. County.”) To conform the 7-day notice to the County requirements, the notice should be allowed in any form, including verbal notice, rather than requiring a form prescribed by LAHD. And there should be an exception for extenuating circumstances similar to the County’s policy. (See [DCBA Guideline](#) 6.1 A., “Tenants are encouraged, but are not required, to provide this notice in writing.”).

3. Pets and occupants that lawfully moved in during the COVID-19 pandemic should remain protected from eviction.

Proposed Amendment

Add paragraph 5 to directive I. b.:

5. Provide that the presence of pets and unauthorized occupants that moved in during the emergency period shall not be grounds for eviction after the sunset of the ordinance.

Explanation

To accommodate the tremendous disruptions caused by the COVID-19 pandemic, the City’s emergency protections allowed additional pets and occupants to move in with existing tenants. But under LAHD’s recommendations, these households will be at risk of eviction on Jan. 1, 2023. Separating families and pets who were forced to move in together out of necessity during the pandemic will impose enormous costs on the health and wellbeing of these households. Such a policy is cruel and provides no public benefit.

The City should permanently protect occupants and pets that legally moved in under the City's emergency protections.

4. Just cause eviction protections should be expanded to cover all renters in the City of LA.

Proposed Amendment

Amend paragraph a. of directive II:

a. Regulate evictions on all non-RSO ~~rental units~~ multi-family rental units; ~~as well as rentals in corporate-owned single-family homes and condominiums subject to California Civil Code 1946.2;~~ to restrict evictions to those reasons allowed under LAMC 151.09;

Explanation

LAHD is recommending that the just cause provisions of LARSO be expanded to cover all multifamily units and single family homes and condominiums subject to the Tenant Protection Act. While a meaningful step in the right direction, this recommendation would leave tenants in single family homes and condominiums that are not covered by the Tenant Protection Act vulnerable to "no cause" evictions with no relocation assistance. And even tenants that are nominally covered by the protection may be unable to invoke it because whether a unit is covered depends on non-public information regarding the structure or tax filings of the entity that owns the property. According to the [American Communities Survey](#), over 600,000 tenants live in single family homes in the City of LA, disproportionately families with larger household sizes. The vast majority of these tenants would not have just cause protections under LAHD's recommendation, including many tenants in some of the lowest income Black and Brown neighborhoods in the city.

The City should follow the lead of the County of LA, Bell Gardens, Maywood, Culver City, and West Hollywood and apply just cause protections to all units, regardless of the type of legal entity that owns the property or the number of units on the parcel. The additional administrative costs can be offset by requiring registration of these units with LAHD, perhaps at a reduced registration fee due to the lack of RSO enforcement necessary.

5. Relocation assistance should not be offset by a tenant's rent debt.

Proposed Amendments

Strike paragraph b.1. and amend paragraph f. of directive II:

~~1. Provide that a landlord may offset the tenant's accumulated rental debt against the relocation assistance payment due under this section. This exception to relocation shall not apply to evictions for unpermitted units as they are not registered with LAHD and cannot legally collect rent;~~

...

f. Amend Chapter XV of the LAMC (the RSO) to make the provisions listed in ~~b.1,~~ c, d., and e. above applicable to units subject to the RSO.

Explanation

LAHD is recommending that required relocation assistance for a no-fault eviction can be reduced by any amount of unpaid rent. This would undermine the purpose of relocation assistance. Relocation assistance is designed to assist a tenant facing a no-fault eviction in being able to pay moving expenses and find a new place to live. The cost of finding new housing still exists whether or not the tenant is up to date on rent payments. Even allowing a temporary or limited offset for unpaid rent accumulated under LAMC 44.99.2(A) (“pandemic” rent) would be a poor solution, as this would encourage landlords to circumvent the repayment window the City is providing tenants and instead encourage no-fault evictions, as landlords would not need to pay as much out of pocket for relocation fees. This could also have the perverse effect of encouraging pretextual no-fault evictions. Both pretextual and legitimate no-fault evictions result in less available rental housing due to that housing being owner-occupied or removed from the rental market under the Ellis Act.

6. The threshold for relocation assistance for tenants displaced by large rent increases should be less than 10%.

Proposed Amendment

Amend paragraph b. of directive III:

b. Requiring the payment of relocation assistance to tenants economically displaced when a landlord issues a large rent increase. ~~increases the rent by more than 10% in a 12-month period.~~

Explanation

Requiring relocation assistance for tenants in non-RSO units that are displaced by large rent increases is an important companion policy to expanded just cause protections. This policy would address a loophole where tenants that are protected from “no cause” evictions, and entitled to relocation for “no fault” evictions, can nonetheless be displaced by large, unaffordable rent increases. But the 10% threshold in LAHD’s recommended directive is too high. A rent increase in excess of 10% is unlawful in nearly all of the units LAHD recommends to be covered by just cause protections. And tenants that are already severely rent burdened can be displaced by increases far less than 10%. The directive should be amended to remove the 10% threshold. Further, since this is a directive for a report back on the feasibility, there is no need to specify a percentage threshold at this time.

If the City is going to end these lifesaving measures, it is essential that it takes the necessary time to do so in a responsible way. The recommendations as drafted in the report will put families on the street during the holidays and make it harder for them to be stably housed in the future.

Sincerely,

Keep LA Housed Coalition

For more information, please contact:

Maria Lopez, Keep LA Housed Campaign Coordinator

mariaguadalupe@innercitystruggle.org

Keep LA Housed Steering Committee:

Alliance of Californians for Community Empowerment

Community Power Collective

Eastside LEADS

Inner City Law Center

InnerCity Struggle

Legal Aid Foundation of Los Angeles

Public Counsel

Strategic Actions for a Just Economy

Tenants Together

Communication from Public

Name: Audre Lopez King

Date Submitted: 09/13/2022 09:36 PM

Council File No: 21-0042-S3

Comments for Public Posting: My name is Audre Lopez King. I am a widow and small business owner in Los Angeles. I have been in business for nearly two decades. Due the out dated biased RSO policies, now compounded by this over reaching rent moratorium, my family and I have not been able to raise rent, secure a much needed justifiable or like rent increase, pay bills, make needed repairs, or address the abuses of tenants and even large corporations - like the unscrupulous cell giant American Tower (who has refused to pay rent or otherwise compensate me years now). These policies are destroying our livelihood, and in the end are doing more harm than good to those people it purports to aid. My mom and pop, despite my investments of time, energy and my life savings, has been plagued by many underpaying, non-paying tenants who abuse a system already heavily weighted in their favor. You must know this and if you do, you know this must stop.

Date September 12, 2022

Honorable Members of the Los Angeles City Council
Los Angeles City Hall
200 N Spring St, Los Angeles, CA 90012

Dear Councilmembers:

My name is Audre Lopez King. I am a widow who owns a small mixed use property. Due to out dated RSO policies, now compounded by this over broad moratorium, I have not been able to raise my rents, receive a much needed justifiable rent increase, pay bills, make needed repairs or address the abuses of tenants, and even large corporations -like the unscrupulous cell giant American Tower (that has been on my property for over ten years refusing to pay rent money or otherwise compensate me).

These policies leave people like me at the mercy of the self-serving individuals and institutions. 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.

Sincerely,
Ms. Audre Lopez King
Member, Coalition of Small Rental Property Owners
90043

Communication from Public

Name: Ky Trang Ho

Date Submitted: 09/13/2022 02:49 PM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Housing Committee Members, It is time for the City's eviction moratorium and rent increase freeze to end. These emergency measures were put in place well over two years ago in response to serious public health and safety concerns. Since that time, significant strides have been made in addressing the virus with the availability of a vaccine and booster shot and through the reopening of the economy with businesses resuming normal operations, with the exception of the rental housing industry. These emergency measures have gone well beyond their intended purpose. Rental housing providers must be permitted to resume normal operations! Nearly all jurisdictions across the nation have recognized these advancements and have ended similar emergency measures. Yet, the City's emergency policies remain unchanged from those that were instituted at the very beginning of this pandemic. Both the eviction moratorium and rent increase freeze must end this year! As a responsible small business rental housing provider, I have faced tremendous financial hardships during the last over two years caused by the City's temporary emergency measures and skyrocketing building and operational costs which continue to rise. I have also struggled to pay numerous City rate and fee increases which have also significantly increased over the last few years. Small business rental housing providers have already started to sell their buildings which will make affordable housing even more limited and will harm entire communities. It is time to end these temporary emergency measures. The City must also thoughtfully consider any permanent housing policies and should not use the unprecedented events of the COVID-19 pandemic to hastily advance permanent regulations that will negatively impact the City's affordable housing. Thank you for your consideration.

The eviction moratorium has made it impossible to be a small landlord in Los Angeles

I accepted the eviction moratorium in the first year because I felt it was my contribution to helping in the fight against COVID. I felt I was paying forward the generosity that my family received when we immigrated to the States as refugees following the Vietnam War. A nice family in Georgia took us in and let us live with them for about six months while my parents and eldest siblings found jobs and then our own home.

After two and a half years, I have more than repaid any debts owed to society. The moratorium has gone too far and has lasted too long. Rent relief covered 18 months of rent while the pandemic has existed for two and half years. Neither the city nor the county has offered any solutions for making up the shortfall in rents except to make landlords accept the loss. We all know that tenants who struggled to pay rent before the pandemic will never be able to pay their current rent plus a year's back rent.

The economy has fully recovered and anyone who wants a job can get three offers. Businesses are so desperate for workers, they've increased pay and employee perks.

The moratorium was indeed a critical lifeline for many who couldn't pay rent. But unfortunately, many amoral tenants saw it as a once-in-a-lifetime, free-rent bonanza that they should milk for all its worth. Instead of paying rent, they bought cars and took lavish vacations. They took time off to take classes, work on a screenplay or produce a podcast. While focusing their energy on getting one over, they had no incentive to pursue endeavors that would lead to long-term benefits such as learning a new skill or trade.

The city council stripped away all of our rights to our livelihoods while emboldening tenants to abuse landlords. Tenants trashed our homes, blasted music, and moved in other people and pets -- throwing every provision in our leases out the window. And there was nothing we could do. We are being held hostage and forced to work against our will. We are prohibited from moving into our properties or closing down. I would have never entered into a contract with my tenants had I known that I would be prohibited from terminating my lease. Before the pandemic, I had a right to terminate a month-to-month lease with 60 days notice.

City lawmakers have nothing to lose and only votes to gain by making someone else provide free housing. It costs them nothing to pass their city ordinance while it costs landlords our freedom, sanity, and homes -- not to mention our livelihoods.

Rents are my income and how I cover the costs of doing business. Regardless of whether my tenants pay me, I have to provide all of the utilities and pay for repairs, the yard keeper, property taxes, insurance, and mortgage.

I am very baffled at how housing providers have been singled out as greedy, money-grubbing villains just because we expect to get paid for the service we provide. What other businesses were forced to give away their goods and services for free? What other businesses were forced to let customers pay whenever they can? What other businesses have to pay customers to stop stealing from them? What other businesses have limits on how much they can raise prices? What other businesses have no recourse when customers leave without notice and without paying the bill? What other businesses are forced to continue serving their customers with a smile no matter how abusive they are to the workers and place of business?

Why does everyone else enjoy the freedom to participate in the Great Resignation except for us?

Thank you,

Ky Trang Ho
Housing Provider

P.S. I currently have three vacancies and I am letting them sit empty. I can't take a chance that the next tenant won't abuse the eviction moratorium. Is it any wonder that finding a rental has become what the LA Times calls a "competitive sport"? See attached.

Finding a place to rent in Los Angeles has become a competitive sport



Nick Garcia recently moved to Los Angeles from Arizona. It took him two months to find a reasonable apartment rental.

(Gina Ferazzi / Los Angeles Times)

By [Andrew Khouri](#),

[Jack Flemming](#)

May 17, 2022 5 AM PT

Bidding wars for houses are a common ordeal in Southern California, a sort of painful induction process that spits out a now-decreasing number of victors into the ranks of homeowners.

But for an apartment to rent?

The availability of apartments in Los Angeles and surrounding counties is so tight that some renters are paying above list price to secure a high-quality unit, while others jostle for the remaining stock of apartments.

“Everyone is just battling for the same places,” said Anna Maciaszek, who moved to Los Angeles in January and has been living in short-term rentals as she looks for a permanent apartment.

The number of apartments available for rent in L.A. County is the lowest it’s been in two decades, while listings in the Inland Empire and Orange County are below or near records set before the COVID-19 pandemic.

In L.A. County, rent is up 16% from a year ago, when the rental market was still subdued by people who moved in with family or headed inland for more space during the pandemic. With demand back up, landlords have a strong hand again in setting terms and prices.

Maciaszek, 35, came to L.A. from Florida without a job but quickly found one as an account coordinator with a media company. She figured she could afford \$2,000 a month in rent and planned to move out of her short-term rental in Atwater Village before it expired at the end of April.

She estimated that she reached out to more than 50 landlords and leasing agents. Most told her the unit she was interested in had already been rented, or didn’t return messages. Online listings within her budget sometimes noted a couple of hundred people already had contacted the landlord by the time she found the ads.

For the most financially vulnerable, the competition has meant no housing at all.

“I was living in my car all of winter,” said Madi Cipris, a 25-year-old casino worker who said she could afford to rent a studio apartment but kept getting rejected for not meeting many landlords’ income qualifications.

She eventually found a “tiny, tiny room” for \$1,000 a month in a house in Menifee in Riverside County.



The Southern California rental market, like the for-sale market, has long been among the nation's most competitive. Economists say there simply isn't enough housing built for an area with plentiful jobs and idyllic weather.

Now, a new mix of factors driven by the pandemic and a recovering economy are making the situation worse, experts said. Recent college grads or people in their early career years, usually renters, are moving to town for new jobs. In the region more broadly, as some people eager for the return to city life head back to L.A., others continue to head to the Inland Empire for space, where they also compete for low stock.

The vacancy rate in Los Angeles County in the first quarter of this year was the lowest since 2001, according to real estate firm CoStar, which tracks apartment buildings with five or more units and defines a vacant unit as one that is not occupied and is available to rent.

In the Inland Empire, the vacancy rate last year was at its lowest since at least 1981, and has risen only slightly.

The vacancy rate hit record lows nationwide in 2021, but the exact reason for the drop in available apartments differs, to some extent, depending on location.

Several factors are contributing across the board, said Jay Lybik, a CoStar analyst. Rising home values — the brutal for-sale market — are locking people out of homeownership, meaning they remain renters longer.

There was also a “double graduation boom” in 2021, Lybik said, as young adults who moved home after graduating from college in 2020 looked for housing at the same time as those who graduated last year.

And, it hasn't gotten much easier or faster to add housing supply in California: Time-consuming approval processes hamper the ability to quickly ramp up construction, and supply chain breakdowns add further delays.

All that doesn't neatly explain housing and mobility patterns in Los Angeles County since the pandemic started.

This month, state researchers reported that the [county's population declined](#) by 70,114 in 2021, which might suggest that people moving out of the region would free up apartments.

But demographic experts said population and vacancy could fall simultaneously if larger families moved away, while single people and smaller families moved in.

There isn't yet data to confirm that was the case last year, and it's possible the state data are slow to catch recent arrivals.

Dowell Myers, a professor of policy, planning and demography at USC, said it's plausible that couples with children were more likely to leave in 2021 as the pandemic dragged on and more likely to stay put as Los Angeles fully reopened.

"It's people who are looking for partners who are more likely to come back," he said. "The action is really back in the middle of the city."

Nick Garcia, 25, kept a spreadsheet during his two-month-long apartment search that amassed 50 entries and helped him keep track of apparent scams, landlords who didn't return calls and other red flags.

Garcia, who moved from Tucson for a job at Disney, landed a relatively good deal on a \$2,100 two-bedroom in Hollywood that he shares with a roommate. The experience was sobering for a newcomer not used to bare-bones L.A. rentals, which don't routinely include amenities such as refrigerators, air conditioning or laundry hook-ups.

"I'm paying triple the rent that I was in Arizona [for] probably half the amenities," he said. "Landlords are trying to just test how high they can go with a price."

Landlords in power

In interviews, landlords said they increasingly see people moving to Los Angeles to start a new job. The return of in-person learning at colleges, and employers reopening offices, has also brought back to the market people who had doubled up with family and friends or temporarily rented elsewhere, analysts said.

Overall, the Los Angeles County vacancy rate was 3.5% in the first quarter of this year, the lowest since 2001 and down from 6% during late 2020, according to CoStar.

Carl Whitaker, director of research at rental software firm RealPage, said part of L.A.'s falling vacancy rate probably is because fully opened theaters, restaurants and bars are reminding renters why they paid top dollar to live in urban areas.

In the last year, RealPage data show, the largest vacancy-rate declines have come in the normally entertainment- and job-rich neighborhoods of downtown Los Angeles and the Westside. Hollywood was among the areas seeing the biggest reductions as well.

The lack of available housing is giving Los Angeles landlords pricing power they didn't have during the pandemic.

Daniel Tenenbaum, founding principal of Pacific Crest Real Estate, said deciding how much to increase rent is a combination of "science and art." The science is looking at what competitors charge, and the art is seeing how fast Pacific Crest's apartments lease, then recalibrating.

“Vacancy and pricing all comes down to supply and demand,” he said. “So the last unit that was at, let’s say, \$1,700 got leased up in three days, where it used to be two to three weeks. ... On the next vacancy we will increase it a little bit and see how that goes.”

Tenenbaum said his company is now leasing vacant apartments, quickly, for 7% to 12% more than last year, a reversal from 2020 when it dropped rent to get people in the door at its properties in central Los Angeles and the San Fernando Valley.

Rent data are tricky since what a landlord charges isn’t a public record and different data firms employ different methods, but multiple sources indicate many landlords have the ability Tenenbaum does.

Across L.A. County, the median rent in April for all sizes of vacant apartments jumped nearly 16% from a year earlier, to \$1,897, according to data from rental website Apartment List.

Median rent in L.A. County is up nearly 10% from February 2020, the month before pandemic lockdowns began.

“I started my company in 1995,” Tenenbaum said. “I have never seen vacancy and the market this tight.”

In addition to falling vacancy, some in the real estate industry point to an inflationary spiral as a reason rents are heading higher.

Rising incomes have given many tenants the ability to pay at least somewhat more. And housing is costing more to maintain, some landlords said.

One major Southern California landlord, who asked not to be named because of the potential to be perceived negatively, said he’s raising rent more than he otherwise would to cover the rising cost of water, cleaning supplies and raises given to retain and attract property management staff.

“All these costs are increasing and landlords also suffered from lagging rent collection for the past two years,” said Dan Yukelson, executive director of the Apartment Assn. of Greater Los Angeles. “They need to recover those costs.”



Chasing space

In the Inland Empire, the vacancy rate fell to the lowest level since at least 1981 last year as people, untethered from commutes, increasingly moved to Riverside and San Bernardino counties in search of more spacious, affordable housing.

The vacancy rate plunged to 2% in the second quarter of 2021 from 5.4% at the beginning of 2020, a record low in a CoStar data set going back to 1982.

It has since risen — possibly because more people are moving back to urban areas — but remains less than 3% and at pre-pandemic lows.

With demand still far outstripping supply, median rent for an Inland Empire vacant apartment [didn't decline](#) during the pandemic — as it did in L.A. and other big cities — and last month was 36% above the February 2020 median, according to Apartment List data.

At \$1,964, the Inland Empire median rent is now above the L.A. County median, showing just how much the pandemic reshaped the rental market in Riverside and San Bernardino counties. Other sources such as CoStar still show L.A. County as more expensive, a reflection of differences in how rent is measured in different data sets.

Cipris, who was temporarily homeless and now lives in the Menifee house, said she had to find new housing last year but came up empty and sent her 3-year-old daughter to live with her father while she searched.

She said she saw apartments renting for \$1,200 a month that she knew she could afford, but couldn't meet landlord income qualifications of three times the monthly rent. She already worked multiple part-time jobs as a casino worker, Instacart driver and barback.

For months, the denials kept coming. At night she pulled her car into the Walmart parking lot in Murrieta, kept it running to keep warm and tried to sleep.

In February, she found a \$1,000-a-month room in a Menifee house after she posted on Facebook, explaining she was a single mother looking for housing.

She said she and her daughter now live with another single mom and her two children.

Income requirements for renters, often set at three times the monthly rent, aren't new, said Yukelson of the apartment association. But increased regulations governing evictions and tenant rights — both in the years before and during the pandemic — mean landlords “aren't willing to take a chance on the nice couple that walks in anymore.”

###

Communication from Public

Name: Mark DeAngelis
Date Submitted: 09/13/2022 07:07 PM
Council File No: 21-0042-S3
Comments for Public Posting: Please see attached letter requesting Councilpeople vote to end the Rent Freeze and remove the undue and full burden on small Mom & Pop landlords

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:

I'm urging you to end the COVID eviction and rent freeze moratorium as recommended by the Housing Department and urge that you find a new way to support renters who are TRULY affected by COVID related work issues and remove the burden from small landlords like myself. **There are minimal number of people who are still truly affected by COVID related issues involving employment & wages**, and you must have a new process to address that ongoing need that isn't on the backs of small mom & pop landlords.

The current process is unfair, and if you're truly being honest with yourself, you already know this.

I own a single duplex unit in Eagle Rock that is under rent control. This continued moratorium on increasing rent is causing me to lose a few thousand dollars a year from the combination of loss of rent increase and increased expenses. This loss of revenue and expense increase compounds as time goes on.

Inflation is real – and it is affecting all sectors of the economy. I'm very understanding that the rate I pay for plumbing labor and parts, electrical, handyman labor & supplies, gardening, and more has gone up. These folks deserve to raise their rates - but my ability to raise the rents (at least 3%) should also rise too.

Losing \$250 or so each month may not sound like a lot of money to some of you, but to provide perspective, this would cover the cost of the water and sewer charges that I pay bi-monthly (LADWP) plus the monthly gardener costs on my sustainable cactus and succulent "yard" that I've had for years. **This is real money to me.**

Los Angeles is one of the only places in the country that still has this restriction. It has gone on far too long and it is simply unfair that we are carrying the full burden.

I ask that you end the rent freeze and if you still feel renter support is needed, come up with a plan that addresses that need out of city, county, or state funding – and requires the renter to prove need. As someone who rented for 14 years in Los Angeles, Santa Monica and Pasadena, if I had a need for government support, I would have done the needed work to prove that I need a little help. **We are no longer in a health safety situation where proving your need for government support is impossible.** Additionally, collectively the staff of the councilpeople have already have studied this issue and done the research to determine the cost of the ongoing need – so **please vote to end the rent increase freeze.**

Sincerely,



Mark DeAngelis
Member, Coalition of Small Rental Property Owners
Duplex Owner in 90041