

Communication from Public

Name: Amanda

Date Submitted: 09/27/2022 05:25 PM

Council File No: 21-0042-S3

Comments for Public Posting: The moratorium must end now. I am a landlord that has been providing residential housing for people that have for the most part been defrauding the system. I'm up to my neck in credit card debit. Banks will not loan me money and I own my property. I have had to beg tenants that have had enough cash to purchase new vehicles, have parties, and order Whole Foods delivery and takeout but not enough to pay my full rent on time and some opted out all together. It's been a nightmare. I had a tenant lie to me and my management company move in and proceed to not pay rent because he was in a hardship because of Covid related issues. All were lies. Six months no rent then leaves my unit in shambles. I would love to speak directly with a representative to discuss in detail because it's honestly hard to process all that has happened because of this rent moratorium. It's time to end the freeze on rent! Landlords are suffering unjustly. I filed the paper for the states rent relief and 4 months after no one called me I called them to find out my tenant was lying they could not verify any information and that they could not help me. Then the tenant fled. How was that help I should have been paid and the tenant should have received a judgement and some sort of charges. Where do we go from here. Trust is broken and debits must be paid.
Sincerely dutiful citizen and landlord

Communication from Public

Name: Patti
Date Submitted: 09/27/2022 05:25 PM
Council File No: 21-0042-S3
Comments for Public Posting: PLEASE, PLEASE, PLEASE, do NOT take away the protections for pets!!! Our shelters are already over-filled and many animals and people who love them will be more deeply traumatized, and some may lose their homes because they won't abandon their new family members. We are living in cruel times, and people are struggling and suffering, and they need the emotional support of their pets, their family members. It is just a horrific thing to do to people. Please DO NOT DO THIS!!! Thank you! Patti Nicklaus

Communication from Public

Name: Nell Bennett

Date Submitted: 09/27/2022 06:00 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Nell and I live in Los Angeles. I've been living here for 7 years, and I'm here in solidarity with the Keep LA Housed Coalition. As a renter I want to 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. The pandemic has significantly affected my ability to cohabitate with others, forcing me to live in a small single unit in Koreatown, which is the only neighborhood I could afford to live in that was close to work. My landlord raised my rent despite my unit being covered by LARSO, and it is difficult to make ends meet. Most Angelenos are just a paycheck or two from being on the streets, and people should not have to live in fear like that. The Tenant Bill of Rights could make sure that LA residents have at least one layer of protection from landlords. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. Please support the implementation of a Tenant Bill of Rights.

Communication from Public

Name: Martin Bronstein

Date Submitted: 09/27/2022 11:15 PM

Council File No: 21-0042-S3

Comments for Public Posting: Councilman de Leon states in his letter dated September 14, 2022 to the City Council that he will not support the recommendations contained in the LAHD report of August 25, 2022 for ending the temporary COVID-19 eviction moratorium and rent freeze. His objections are that there must be permanent tenant protections enacted before landlords should be allowed to regain their ability to manage their own properties. The "realistic date for ending the moratorium protections" is NOW! Every proposal made by Councilman de Leon has nothing to do with the COVID-19 emergency. THE PANDEMIC IS OVER! The world is moving on. While Councilman de Leon's is a passionate advocate for ending homelessness, it is not a problem to be solved on the shoulders of landlords who have endured almost 3 years of financial burdens brought about by the pandemic and the Mayor's state of emergency restrictions. END THE EVICTION MORATORIUM AND RENT FREEZE NOW!

Communication from Public

Name: Get your act together

Date Submitted: 09/27/2022 11:01 AM

Council File No: 21-0042-S3

Comments for Public Posting: The tenants are acting like whiny 5 year olds who are rotten spoilt and feel entitled because of this progress live BS and the likes of bonins and the ramans and khuels . How long will you, politicians hide behind and use pandemic as an excuse to ruin our small landlords lives and talk about homelessness ? Like really ? What have you guys done in the last 4 years or 5 years or what have you done to come out of this moratorium ? Clearly nothing !!! because you have no plan, like you had no plan to support small landlords. You have done no work other than your stupid videos advising tenants not to pay . Give more legal protections, build a mafia in the housing department, your city attorney and your teams to do absolutely no work BUT Make us the scape goats because you can't get your pea sized brains to work . Our kids have little more sense and a sense of accountability and ownership than you and your tenants .

Communication from Public

Name: Kristen Aster

Date Submitted: 09/27/2022 12:16 PM

Council File No: 21-0042-S3

Comments for Public Posting: The People Concern encourages the City of Los Angeles to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. We understand the need for both renters and landlords alike to have clear plans in place to end emergency protections as the state of the COVID-19 emergency has evolved. Simultaneously, a key to ending homelessness is prevention. Common sense tenant protections, eviction legal defense programs, and rental assistance are important tools in the toolbox to prevent homelessness. It is far more costly to address homelessness downstream, after people have already fallen into homelessness. Investing in prevention strategies saves dollars and lives.

Communication from Public

Name:

Date Submitted: 09/27/2022 01:13 PM

Council File No: 21-0042-S3

Comments for Public Posting: I, a landlord, has a tenant holding an annual lease who has failed for months to keep his promises to make late payments should be evicted. Therefore, I advocate for the END OF THE EVICTION MORATORIUM. This has my vote!

Communication from Public

Name:

Date Submitted: 09/27/2022 02:30 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Danielle and I own a duplex in the city of Los Angeles. I want urge you to vote "NO" on items 19, 26 and 29, which would significantly harm "mom and pop" owners like myself. The majority of the people taking advantage of the moratorium do not meet the qualifications! No proof has to be submitted. It is not fair. The tenants in my property each make \$100,000 per year and did NOT have any loss-off income throughout the pandemic of 2020 - to present time. Yet they have never paid their rent on time. Why would they? There are no consequences for paying late! They pay 1 to 2 weeks late. Taking in pets even though their lease states no pets allowed. I still have to pay my mortgage and my property taxes. We "MOM and POP" owners can no longer take on the burden. The free ride has got to stop! Owners should be allowed to occupy their property! Should be allowed to give late fees and rent increases. Relocation fees were increased and rent registration was increased each year! Yet! We are not allowed to do an increase in rent! This is unfair, one-sided and prejudiced. I beg you please vote NO on items 19, 26, and 29

Communication from Public

Name: Danielle

Date Submitted: 09/27/2022 02:45 PM

Council File No: 21-0042-S3

Comments for Public Posting: Hi, my name is Danielle and I own a duplex in the city of Los Angeles. As an owner, i want to urge the City to phase out emergency COVID-19 tenant protections. Extending tenant protection would significantly harm “mom and pop” owners like myself. The majority of the people taking advantage of the moratorium do not meet the qualifications! No proof has to be submitted. It is not fair. The tenants in my property each make \$100,000 per year and did NOT have any loss-off income throughout the pandemic of 2020 - to present time. Yet they have never paid their rent on time. Why would they? There are no consequences for paying late! They pay 1 to 2 weeks late. Taking in pets even though their lease states no pets allowed. I still have to pay my mortgage and my property taxes. We “MOM and POP” owners can no longer take on the burden. The free ride has got to stop! Owners should be allowed to occupy their property! Should be allowed to give late fees and rent increases. Relocation fees were increased and rent registration was increased each year! Yet! We are not allowed to do an increase in rent! This is unfair, one-sided and prejudiced.

Communication from Public

Name:

Date Submitted: 09/27/2022 02:53 PM

Council File No: 21-0042-S3

Comments for Public Posting: COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end these protections. Now is the time to enact stronger protections to prevent even more people from falling into homelessness. No expiration date without replacement protections. We know tenants are suffering... I have been and continue to suffer due to constant harassment from landlord... I am suffering and continuous disruptions in my life so I am not able to return to work as landlord continuously is damaging me and takes up all my time and energies... and I have nothing left for actually work and find a job, continue my projects and I am becoming ill.... and he is getting in the way of being able to pay rent. I know that the objective is to continue sabotaging me so he will be able to displace me too... The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strengthen code enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, etc.

Communication from Public

Name: Ellen P Mathis
Date Submitted: 09/27/2022 10:13 AM
Council File No: 21-0042-S3
Comments for Public Posting: We have had the eviction for long enough. Unemployment is at a low as well.

Communication from Public

Name:

Date Submitted: 09/27/2022 03:35 AM

Council File No: 21-0042-S3

Comments for Public Posting: If you have a free market housing system in a free market economy, you may not change one aspect of it and expect it to work. If people do not have to pay rent, they will not. If all it takes is self attestation, then people will attest. The horrid bureaucratic system wherein people could apply for help with their rent which was supposed to make this a fair system failed so many tenants miserably. Tenants were asked for the same documents over and over, were shorted on the time periods covered, were told that the money had run out, that because their original application had not yet resolved their new extension could not be resolved ... I had one tenant who managed to pay her rent by borrowing from her parents and then was ineligible for aid because she was not behind in her rent. Even though the restaurant where she had worked for years was closed and she was unemployed. I have another who was laid off from her teaching job and who has been unable to pay rent. She is now working as a bartender and can not pay rent on \$15 an hour ... and I still have to pay insurances and property taxes and repairs to satisfy SB721 and all the other backbreaking costs of being a landlord and I may not evict anyone for nonpayment of rent. People who were wise moved in with family and managed to stick together and pay their bills. But your moratorium on evictions encouraged people to not be wise. As a landlord I have been unable to cover my expenses, have been covering costs with my personal savings with no end in sight. Every week I receive letters from realtors asking me to sell one of my buildings as there are groups of investors wanting to buy ... and this would eventually mean that, if I sold, the new owner would cosmetic the buildings and flip them, continuing the horrid spiral of increasingly unaffordable rents. This whole political interference into housing and rents is having the exact opposite of the desired effect. People who have not paid rent can never get caught up when this is eventually lifted ... you are creating more problems than you are solving. Stop putting restrictions on a system which has worked for centuries. Your so-called protections have created a monster and will probably increase rather than decrease homelessness. We have a housing crisis and people will have to find a way to house themselves on their incomes. You can not expect landlords to subsidize the housing industry...

Communication from Public

Name: Ray Parrish

Date Submitted: 09/27/2022 10:01 AM

Council File No: 21-0042-S3

Comments for Public Posting: No Angeleno should be faced with the choice of having to keep their pet or stay in their home. If a pet has been living safely in a home during the pandemic, that pet should not become the grounds for an eviction once protections are lifted. The City should protect pets and unauthorized occupants who moved in during the pandemic and ensure that their presence cannot be grounds for eviction after the ordinance ends. Please protect pets and additional renters who moved during the local emergency period, and ensure cannot be evicted for remaining in the home they have been legally living in.

Communication from Public

Name: Esperanza Community Housing

Date Submitted: 09/27/2022 10:08 AM

Council File No: 21-0042-S3

Comments for Public Posting: Esperanza Community Housing stands in solidarity with the Keep LA Housed Coalition. Working alongside the communities of South LA -- one of many communities of color that has borne a disproportionate brunt of the economic fallout of the pandemic, which has only exacerbated the systemic inequities that have already been challenging residents' abilities to stay housed -- we strongly urge the City to implement strong permanent tenant protections before phasing out emergency COVID-19 tenant protections. With rent prices and inflation skyrocketing, many residents are struggling to make up for rent they 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 from becoming homeless. There was a need for tenant protections prior to the pandemic and there is an even greater need now. Lifting emergency protections without having strong permanent protections in place is reckless and inhumane. COVID-19 tenant protections prevented more people from falling into homelessness during the pandemic. Now is not the time to end these protections. Now is the time to enact stronger protections to prevent even more people from falling into homelessness. The City must keep emergency protections in place until permanent protections are enacted, including universal just cause protections and a permanent minimum threshold for nonpayment evictions. Additionally, the City must enact a codified right to counsel. With Measure ULA, the City has the chance to finally do this. The City should also act to strengthen other tenant protections after replacement eviction protections are in place: the City should enforce Tenant Anti-Harassment protections, strengthen code enforcement to address all the habitability issues that have occurred in the pandemic, and remove discriminatory barriers to housing like credit history, eviction history, and criminal history which will get in the way of our recovery and worsen our housing crisis. Please support the implementation of a Tenant Bill of Rights. Thank you.

Communication from Public

Name: peeved small landlord
Date Submitted: 09/27/2022 10:09 AM
Council File No: 21-0042-S3

Comments for Public Posting: I am not sure what is the City Council's big problem with doing what is right and ending this illegal Moratorium. Instead the narrative has shifted to how do we put in more tenant protections?? Perhaps it's the inconvenience with the upcoming elections or perhaps it is rather the incompetence as after 32 months (and counting) there is still no plan to phase-out this illegal Moratorium. Firstly, the City has an 'independent' agency, LAHD, tasked with studying and coming up with recommendations to phase out this Illegal Moratorium (8/25) which they too have admitted they did not contemplate the original Ordinance fully and correctly. It took 19 dragging days before it was even heard by the Housing Committee. During the 9/15 Housing Committee, the audacity of Councilwoman Nithya Raman was insulting to Angelenos that were force to open their own homes for public use. After all that work done by LAHD, Raman is essentially saying she does not trust LAHD, perhaps it is inconvenient to her, and wants to discount and further drag out and institute unjustifiable extensions and MORE tenant protections? Raman is pushing to omit LAHD's institution of penalty under perjury in her view to, 'be consistent with County.' If Councilman Raman truly believed in being aligned with County, why she is asking to extend the Illegal Moratorium until February 28, 2023 with even more tenant-protections when County is declaring this over Dec 31 2022 with no further tenant protections! What a joke this is. You are insulting Angelenos with this coddling. The abuse against small mom+pop landlords needs to stop. These policies will do NOTHING for affordable housing which has been the battle-cry of the City Council. The City Council is showing a lack of leadership. Other municipalities like Pasadena, Beverly Hills or San Diego have fully entrusted their own Housing Departments and adopted their reports immediately without any politics unlike in LA City. Shame on you City Council for playing with the livelihoods of hard-working, honest, tax-paying Angelenos. The only thing I will agree with in the Housing Committee is Councilman Harris-Dawson's plea that there needs to be distinction between the small mom+pop landlord and the corporate landlord when developing these 'fair and equitable' policies. Let's face it this has NOT been fair at all. I do not think many would argue against having more tenant

protections in the corporate own units. But haven't the small mom+pop landlords suffered enough with these heavy-handed policies?? How do you expect small mom+pop landlords to pay those ridiculous LARSO Relocation Fees which unscrupulous tenants have targeted. The only thing I will agree with Councilman Raman is small mom+pop landlords should not but subject to the LARSO Relocation Fee pay schedule. Instead please consider her proposal, in cases where a Relocation Fee is required, instead small mom+pop landlords pay the State defined amount in AB1482. The City Council needs to understand small mom+pop landlords provides much of the Naturally Occurring Affordable Housing (NOAH) in LA City and to do that they need to have the wiggle room to operate their units without more regulation. These policies will only erode that housing stock and bring in more corporate landlords to the market. Additionally with all the time that was stolen by this draconian policy as the City held our properties hostage , 32 months and counting, the City should consider subtracting that time period when calculating the Relocation Fee amount. It is an unfair burden to give tenants 32 extra months in their tenancy where a small mom+pop landlord will have to pay the larger Relocation Fee amount as the 3-year threshold was not discussed in the LAHD report. Please consider all the wrong you did to small mom+pop landlords and make this right. Lead, if possible, us out of this mess YOU created.

Communication from Public

Name: Katie Hoyt

Date Submitted: 09/27/2022 11:12 AM

Council File No: 21-0042-S3

Comments for Public Posting: As someone who lived in a property previously with a predatory landlord who manipulated the system to try and unlawfully evict the tenants of our building, I'd like to ask that the committee be sure to protect renters and their pets who moved during the local emergency period from eviction. The financial burdens and emotional turmoil of these types of evictions are devastating to communities and individuals. I was dealing with an eviction well before Covid and saw how easily that landlord was able to evict tenants of a rent controlled building and worry that the lifting of the emergency eviction protections will give landlords an opening to evict tenants with hopes of driving up rents.

Communication from Public

Name: Member of Coalition of Small Rental Property Owners, AOA, AAGLA

Date Submitted: 09/27/2022 11:36 AM

Council File No: 21-0042-S3

Comments for Public Posting: Dear Committee Members, It is long past time for the local eviction moratorium and rent freeze to end. I urge you to set defined end dates to the moratorium and rent freeze. The pandemic crisis 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. 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.

The government 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"?

Communication from Public

Name: Stop acting up

Date Submitted: 09/27/2022 10:59 AM

Council File No: 21-0042-S3

Comments for Public Posting: The tenants are acting like whiny 5 year olds who are rotten spoilt and feel entitled because of this progress Bs and the likes of bonins and the ramans and khuels . Like how long will you politicians hide behind and use pandemic as an excuse to ruin our small landlords lives and talk about homelessness ? Like really ? What have you guys done in the last 4 years or 5 years or what have you done to come out of this moratorium ? Clearly nothing !!! because you have no plan, like you had no plan to support small landlords. You have done no work other than your stupid videos advising tenants not to pay . Give more legal protections, build a mafia in the housing department, your city attorney and your teams to do absolutely no work BUT Make us the scape goats because you can't get your pea sized brains to work . Our kids have little more sense and a sense of accountability and ownership than you and your tenants .