

## Communication from Public

**Name:** Susan

**Date Submitted:** 11/29/2022 10:37 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** We mom&pop(s) are all crossing our fingers that the no fault eviction moratorium is prioritized, upheld and leaves the City Council meeting Unmolested by more revisions. The protections now have protections, and about all that's left is for us to just deed our properties over to tenants and sell up and leave. Basically, let them deal with their own lot. This has gotten so completely out of hand that I suspect the affordable rental market of small mom&pop properties will take years to recover. If it does and I doubt it will. The march of investors are ever closer with their offers and, trust me, most of us will be forced to sell to them. It's gotten that out of control and truly insane. Housing Is A Right. Period. What about IF YOU PAY RENT. Why has that been forgotten? In New York they are trying to pass a ruling that criminal checks cannot be made. So, as we expect any and everything from our CC, is that coming? So, we now have to not only keep tenants who don't pay rent, we must except criminals onto our properties as well. Does not "Small Business Owners" make any sense to any city Councilperson anymore?

## Communication from Public

**Name:** Susan

**Date Submitted:** 11/29/2022 10:38 AM

**Council File No:** 21-0042-S3

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## Communication from Public

**Name:** Brian V  
**Date Submitted:** 11/29/2022 09:03 AM  
**Council File No:** 21-0042-S3

**Comments for Public Posting:** Dear City Council Members: Tuesday marks Day 1,000 since the beginning of the eviction moratorium. I oppose this draft ordinance's rent freeze. Rents have already been frozen for 32 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Unless you're willing to take a retroactive pay cut and work at your 2019 salary level and cut the entire city budget back to the budget size back at the end of 2019, then you would be a hypocrite to impose a rent increase freeze on housing providers. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Rental property owners will be very grateful if you brought a swift end to the rent freeze.

**Tenant Relocation Fees:** I also strongly oppose imposing higher relocation fees for those owners with newer buildings and single-family homes. This tenant protection is already covered by AB 1482. Do you remember why there was a carve-out for newer buildings and single family homes? It was because you knew that this would discourage even more new development. You knew it then, what has changed? Bad policies like this have contributed to a decrease in housing inventory. Do you want to encourage the creation of more units? If so, you need to unify RSO tenant relocation fees to match those of the state! In addition to discouraging the creation of new units, instituting more draconian relocation fees on smaller owners and owners of newer buildings will inadvertently cause the process of approving applicants for housing more difficult and raise the bar for tenant qualification criteria. Is the goal to create more housing or just control more housing? Relocation fees to the tune of "three (3) times the fair market rent (FMR) in the Los Angeles Metro area ... for a rental unit of a similar size, plus \$1,411, in moving costs"? The constant chipping away at owner protections discourages the development of new multi-family units and ADUs. I strongly oppose a monetary threshold to evict. Tenants already have free legal aid available to them when they face eviction. Setting a monetary threshold of rents owed before an owner can evict will cause all rents to increase. There are many owners that are proud to be charging below market rents; however, they will have no choice but to increase rents to market rate in order to regain their ability to enforce contracts. Owners need legal protection; if what is proposed passes, owners will have a legal incentive to raise the rent. This recommendation kills organic affordable housing. Revise the COVID hardship declaration form! Removing the requirement for tenants to provide notice of COVID hardship within seven days of rent becoming due will enable more COVID hardship fraud! You can find a sample revised COVID Hardship Declaration Form at: <https://aoausa.com/downloads/basis-for-covid-hardship-declaration.pdf>.

Don't Forget Commercial Owners! There was no mention of expressly repealing "SEC. 49.99.3. PROHIBITION ON COMMERCIAL EVICTIONS". Without this wording in the ordinance, the commercial eviction protections will stay in place. Thank you for voting for what is best for everyone instead of mis-guided tenant right's groups. Sincerely,  
Brian V. Housing Provider in the City of Los Angeles

## Communication from Public

**Name:** Paula Hoke

**Date Submitted:** 11/29/2022 09:31 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Dear City Council Members: NOVEMBER 29, 2022 Tuesday marks Day 1,000 since the beginning of the eviction moratorium. I oppose this draft ordinance's rent freeze. Rents have already been frozen for 32 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Unless you're willing to take a retroactive pay cut and work at your 2019 salary level and cut the entire city budget back to the budget size back at the end of 2019, then you would be a hypocrite to impose a rent increase freeze on housing providers. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Rental property owners will be very grateful if you brought a swift end to the rent freeze.

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Paula and Jesse Hoke

## Communication from Public

**Name:** Mark Hafeman  
**Date Submitted:** 11/29/2022 09:35 AM  
**Council File No:** 21-0042-S3

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Mark Hafeman

## Communication from Public

**Name:** Cheryl Taylor

**Date Submitted:** 11/29/2022 01:12 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Members: Please start considering the Landlords as you make decisions. The councils has FAVOR the tenants for 3 years causing hardship on the Landlords. \* It's time to finally end End the moratorium on January 31st, 2023.. No mor extensions. \* The rent freeze need to be ended on January 21, 2023 as well. There is no real reasons for landlords to continue to not increase rent. You have set a max. amount. \* The tenant relocation fee structure for non-RSO properties to match properties under the City RSO. This would be a massive relocation fee increase for owners not currently under rent control. \* Prohibit evictions for non-payment of rent when the amount owed is less than "a month's rent" (not what the real rent amount is but rather a number determined by bureaucrats). \*Remove the requirement for tenants to provide notice of COVID hardship within seven days of rent becoming due. (Which will enable more fraud) Respectfully, Cheryl Taylor

## Communication from Public

**Name:** unhopeful LA resident  
**Date Submitted:** 11/29/2022 02:40 PM  
**Council File No:** 21-0042-S3  
**Comments for Public Posting:** takings



www.aagla.org

## **THREE (3)-DAY NOTICE TO PAY RENT OR QUIT**

**RENTER:** Councilman Nithya Raman  
*(Full Name)*

**PREMISES:** all mom & pop units in City of Los Angeles  
*(Apt. No.) (Street Address)*

City of Los Angeles

*(City)*

*(State)*

*(Zip Code)*

**Rent Per Month:** \$ 1,000,000

**Rent Due Date:** 11/29/2022

**Total Delinquent Rent:** \$ 10,000,000,000

**TO TENANT(S):** Within three (3) days, excluding Saturdays, Sundays and judicial holidays, after the date of service upon you of a copy of this notice, you are required to:

- **Pay the total delinquent rent due for the Premises as stated above; or**
- **Quit and deliver up possession of the Premises to the undersigned.**

**IF YOU FAIL** either to pay the total delinquent rent or quit possession of the Premises within three (3) days, excluding Saturdays, Sundays and judicial holidays, after the date of service upon you of a copy of this Three (3)-Day Notice to Pay Rent or Quit, legal action will be instituted for possession of the premises, for forfeiture of the rental agreement and for such other damages as may be allowed by law. Such legal action could result in judgement against you, which could include the costs, attorneys' fees and necessary disbursements permitted by law. Owner elects to declare forfeiture of your rental agreement. This notice supersedes all prior notices to pay rent or quit served upon you.

The rent demanded above should be made payable to all mom & pop landlords of Los Angeles City, and to be delivered to the following individual:

- **Individual to whom rent is to be delivered:** mom & pop providers whom been destroyed by Raman
- **Address where rent is to be delivered:** all mom & pop providers whom had their property TAKEN
- **Days on which rent may be delivered:** any
- **Times at which rent may be delivered:** any
- **Telephone Number Where Rent May be Delivered:** \_\_\_\_\_

## Communication from Public

**Name:**

**Date Submitted:** 11/29/2022 10:20 AM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Please end these moratoriums in the city of LA and for properties older than 1977. You are breaking the backs of landlords and requiring private subsidy from us for far too long. You are destroying the value of the city by driving us away. You have created an abusive class of tenants who take advantage of these restrictions while you send inspectors to fine us for infections during a period of time when we cannot increase rents. PLEASE STOP THIS ABUSE!!

## Communication from Public

**Name:** Gita Sarafan  
**Date Submitted:** 11/29/2022 10:25 AM  
**Council File No:** 21-0042-S3  
**Comments for Public Posting:** End the rent Moratorium

Dear City Council Members:

Tuesday marks Day 1,000 since the beginning of the eviction moratorium. I oppose this draft ordinance's rent freeze. Rents have already been frozen for 32 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased.

**Unless you're willing to take a retroactive pay cut and work at your 2019 salary level and cut the entire city budget back to the budget size back at the end of 2019, then you would be a hypocrite to impose a rent increase freeze on housing providers. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Rental property owners will be very grateful if you brought a swift end to the rent freeze.**

**Tenant Relocation Fees:** I also strongly oppose imposing higher relocation fees for those owners with newer buildings and single-family homes. This tenant protection is already covered by AB 1482. Do you remember why there was a carve-out for newer buildings and single family homes? It was because you knew that this would discourage even more new development. You knew it then, what has changed? Bad policies like this have contributed to a decrease in housing inventory.

**Do you want to encourage the creation of more units?** If so, you need to unify RSO tenant relocation fees to match those of the state! In addition to discouraging the creation of new units, instituting more draconian relocation fees on smaller owners and owners of newer buildings will inadvertently cause the process of approving applicants for housing more difficult and raise the bar for tenant qualification criteria.

**Is the goal to create more housing or just control more housing? Relocation fees to the tune of "three (3) times the fair market rent (FMR) in the Los Angeles Metro area ... for a rental unit of a similar size, plus \$1,411, in moving costs"?**

The constant chipping away at owner protections discourages the development of new multi-family units and ADUs.

**I strongly oppose a monetary threshold to evict.** Tenants already have free legal aid available to them when they face eviction. Setting a monetary threshold of rents owed before an owner can evict will cause all rents to increase. There are many owners that are proud to be charging below market rents; however, they will have no choice but to increase rents to market rate in order to regain their ability to enforce contracts. Owners need legal protection; if what is proposed passes, owners will have a legal incentive to raise the rent. This recommendation kills organic affordable housing.

**Revise the COVID hardship declaration form!** Removing the requirement for tenants to provide notice of COVID hardship within seven days of rent becoming due will enable more COVID hardship fraud! You can find a sample revised COVID Hardship

Declaration Form at: <https://aoausa.com/downloads/basis-for-covid-hardship-declaration.pdf>.

**Don't Forget Commercial Owners!** *There was no mention of expressly repealing "SEC. 49.99.3. PROHIBITION ON COMMERCIAL EVICTIONS". Without this wording in the ordinance, the commercial eviction protections will stay in place.*

*Thank you for voting for what is best for everyone instead of mis-guided tenant right's groups.*

Sincerely,

Gita Sarafan

A handwritten signature in black ink, appearing to read "Gita Sarafan", written over the printed name.

Dear County Board of Supervisors:

Thank you for implementing some of the suggestions that AOA made back in August. Over the duration of the moratorium, 985+ days, inflation has exceeded the 7.5% increase in the proposed revision. So, if you can prove inflation, then you can claim COVID hardship? You are insulting the intelligence of all of us.

**Solution:** Limit "increased costs" strictly to medical-related expenses. This number should be a number large enough to impact the ability to pay rent. The amount of COVID-protected rent debt should not exceed the total amount of additional medical expenses.

Inflation and COVID are two separate issues, although both issues impacted owners and renters. When "financial hardship" is used, it refers to medical bills, unforeseen childcare expenses, or other expenses due to COVID - not gas and groceries. The way this is written continues to enable tenants to commit fraud. Shouldn't these protections be reserved for genuine cases?

With the way this is written, a 10% decrease in income is also vague. That should be a percentage decrease related to each specific month that COVID hardship is claimed. You need to make this very clear. It has not been clarified!

**Solution:** Set a limit to the amount of COVID protected rent debt to the difference between 2019 tax reported income and the average of reported income from 2020 and 2021. If there was no decrease in reported income, then there is no COVID hardship protection. Or, if only declaring COVID hardship in 2021, then the difference between 2019's reported income and 2021's reported income should be considered. Again, if there is no decrease, there is no COVID hardship protection. If there is a \$1,000 decrease, then that amount only should fall under COVID hardship protection.

With the burden to prove financial hardship, the COVID Hardship Declaration form utilized by the county needs revision. It is vague. It needs to be made easier to indicate the extent of the protection requested.

**Solution:** Please refer to the proposed revisions to the Basis for COVID Hardship Declaration Form that AOA submitted to you back in August.

AOA also suggested that a mechanism be created to provide consent to the rental property owner for third-party verification of financial information, to prove COVID-related hardship. We live in the modern era, where Photoshop can be used to edit bank

statements. Without the ability to look at credit lines and bank accounts through a third party, this will be another area where fraud will be committed.

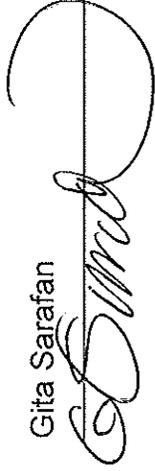
**Solution:** Original tax documents should be required to show previous and current income rates. Please recognize that there are a large number of tenants that are committing fraudulent COVID hardship declarations.

*In the case of additional unauthorized occupants, you're encouraging a free-ride for some tenants. It's usually a \$100 charge for an extra tenant. If you wanted to protect them from eviction, that's one thing, but they shouldn't get a free ride. There are utility costs and wear and tear on the property.*

**Solution:** Require additional unauthorized occupants to prove COVID hardship. If they cannot prove COVID hardship, then they should not be protected from eviction.

Thank you for your time and consideration,

Gita Sarafan

A handwritten signature in black ink, appearing to read "Gita Sarafan", written over a horizontal line.

## Communication from Public

**Name:** Giovanna S Andersen

**Date Submitted:** 11/29/2022 12:02 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Dear City Council Members: Tuesday marks Day 1,000 since the beginning of the eviction moratorium. I oppose this draft ordinance's rent freeze. Rents have already been frozen for 32 months! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, and relocation fees have all increased. Unless you're willing to take a retroactive pay cut and work at your 2019 salary level and cut the entire city budget back to the budget size back at the end of 2019, then you would be a hypocrite to impose a rent increase freeze on housing providers. Inflation impacts both owners and renters. Will you make rules for others that you would never make for yourself? Rental property owners will be very grateful if you brought a swift end to the rent freeze.

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Giovanna Andersen

## Communication from Public

**Name:** Melanie A Streitfeld

**Date Submitted:** 11/29/2022 02:51 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Please end the eviction moratorium! I have tenants who moved in and after paying the first months rent, they stopped paying. They both have good paying jobs plus they have their own businesses on the side. On the 10th day after rent was due and no response from them to any of my emails, phone calls and text messages for days, I received a Covid excuse form from them. I am a retired widow who depends on the rent from this home to pay the mortgage, taxes, insurance, expenses etc. Without their monthly rent, I am using up my retirement savings so that they can live for free in an expensive home that I worked hard to be able to afford to buy as a rental. I am too old to go out and find a job to make up for the loss of rent each month that I believe they are scamming me for. They are both young professionals. I also believe it is wrong that they have another year to make up back rent because I think we all know they will just skip out without ever paying it back. I will be out a minimum \$16,000.00 even if the moratorium is lifted at the end of January 2023. Landlords have been suffering now for over 3 years with the moratorium on evictions and on top of the LA City has not allow rent increases even though landlords costs have been skyrocketing. Sincerely Melanie Streitfeld

## Communication from Public

**Name:** Fred Gortner

**Date Submitted:** 11/29/2022 07:18 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** Dear City Council Members: As a property owner in Los Angeles, I want to provide feedback on your pending proposals.

**RSO Rent Freeze:** I oppose this draft ordinance's rent freeze. You have already frozen rents for nearly three years, while operating expenses for rental properties (e.g., insurance, utilities, insurance) have been skyrocketing. We are a well-capitalized investor but the vast majority of apartment owners are not. Don't assume we are all ATM machines; "mom and pop" apartment owners are an important voting constituency you should not take for granted as a convenient funding source for well-intentions solutions to our affordable housing crisis. Price caps are not the solution to the lack of affordable housing; in the long run, such regulations only succeed in reducing the number of housing units available the market. But you know this already. The City of LA's affordable housing shortage has nothing to do with existing landlords; it has everything to do we a LACK OF SUPPLY that the City Council has done little to incentivize. Stop penalizing property owners for your failures. Step up and show some real political leadership.

**Tenant Relocation Fees:** I also strongly oppose imposing higher relocation fees for owners of post-1978 buildings and single-family homes. This tenant protection is already covered by AB 1482. If you want to pull the plug on any new apartment development in Los Angeles, this proposal is a sure fire way to perpetuate the shortage of affordable housing in this city.

**Monetary threshold to evict:** This is such an absurd proposal and will launch a cottage industry of flaky tenant and attorneys who will game the system. If tenants can't pay rent; landlords need to be able to evict. Period. Tenants already have an abundance of free legal aid available to them when they face eviction. Setting a monetary threshold of rents owed before an owner can evict will likely cause all rents to increase to subsidize the costs of the higher credit loss this proposal would enable. This recommendation will provide yet another barrier to the development of new affordable housing. Respectfully, Fred Gortner, Co-founder, Paladin Realty

## Communication from Public

**Name:** Ana Maria Aharonian

**Date Submitted:** 11/29/2022 10:00 PM

**Council File No:** 21-0042-S3

**Comments for Public Posting:** To City Council Members: Tuesday November 29,2022 marks Day 1,000 since the beginning of the eviction moratorium and the rent freeze on buildings under RSO in the City of Los Angeles. Rents have already been frozen for 32 months!! All expenses related to maintaining rental property have increased, far out-pacing the CPI inflation numbers. Utility rates, SCEP fees, RecycleLA rates, Taxes, Insurance rates and cost of upkeep of these buildings that are the oldest in the inventory and as such are the ones requiring more regular maintenance; cost of earthquake retrofitting mandated by the City , etc. We are receiving after 32 months the same stream of income than in 2019 !!! Are you receiving at this moment the same salary that you received un 2019 ??? Inflation impacts both owners and renters ! I STRONGLY OPPOSE THE CONTINUATION OF THE EVICTION MORATORIUM AND THE RENT FREEZE IN RSO BUILDINGS ! The emergency period should end right now. There is more work opportunities offered in the City than people applying for work!! Please BE FAIR and contemplate both situations when you make decisions that affect not only the tenants but also the housing providers.