

## Communication from Public

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**Council File No:** 22-0277

**Comments for Public Posting:** To Honorable Council: I currently sit on the Renters & Housing committee of the Hollywood United Neighborhood council and am speaking as an individual who regularly is engaged with our renting stakeholders who have no idea that their apartment is an RSO structure. I have also been working regularly with both of our Council District Field Deputies (CD4 and CD13) on apartments that have had egregious violations of RSO protection. One of the problems with RSO enforcement is that often the tenant must file the complaint. Yet if the tenant is unaware that they are in RSO, they do not know this and sometimes have already moved out, removing their ability to file a complaint. This distinction was critical during COVID, as the greater protections on evictions, rent increases, etc. were awarded to RSO properties. We had many who vacated their units based on being told they had no protections. Landlords regularly do not place the legal paperwork in common spaces (both willfully and not aware of their legal responsibilities) and residents who are moving in at rent rates over \$2k are under the impression - at times fostered by the landlords - that the property is not covered by RSO protection solely due to the rent rate. RSO housing has been undergoing a shift with landlords to do both (illegal) short-term and transitional (more than 30/less than a year), and on multiple occasions landlords have charged a higher rent within a year if the tenant wishes to extend stay. A registry would help tenants know what all their rights are in terms of not only rent but also in the occupancy protections, SCEP inspections, THP/Capital Improvement regulations, relocation fees, etc. This registry should tie in to 19-0646 which was passed to enforce a minimum one-year lease in an RSO property. This registry could ALSO be used to submit to the various homeshare platforms to advise them that locations that are on such a registry are prohibited from listing as the Homeshare Ordinance prohibits homeshare in RSO for both the tenant and the owner.