

Communication from Public

Name:

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Council File No: 23-0930

Comments for Public Posting: There are flaws in the Just Cause Ordinance, California Civil Code, Los Angeles Municipal Code, and Los Angeles Public Health Department in regard to Landlord, Rental Property, and Tenants. Tenants who, proactively, refuse to pay their monthly rents are using specific statements in these documents to falsely or unethically report "uninhabitability" and "livability" to delay or stop eviction processes. Honest and good landlords who are forced to evict for non-payment and/or material breaches of rental agreements are spending thousands of dollars in the efforts to, justifiably, remove tenants who violate lease agreements. Many landlords have tenants who are non-paying for months while trying to legally remove them through the court system. It would be fair and just to review and revise the "grey area" codes and requirements that encourage tenants to "milk the eviction system" to burden good landlords financially and emotionally.