

Communication from Public

Name: Ariel Climer

Date Submitted: 12/01/2025 08:24 PM

Council File No: 23-1134-S1

Comments for Public Posting: As a renter in Los Angeles and the greater LA Area for over 22 years, I am opposed to the idea of a break for small time landlords. We have so many folks who would like to buy a home but so few are available. If a small time landlord cannot afford it, it should go to be sold. I know of many small time landlords who are charging way over market rate but who are way past retirement age when they should be selling and do not need the money. I've seen my own landlord have to get hassled by tenants for months and use the RSO inspections to get anything done even while the landlord is charging way too much. Many can no longer dream of owning because they can't save because of the prices. I advocate for a 0% raise on rents. Keep it low. They have enough.

Communication from Public

Name: Tal

Date Submitted: 12/01/2025 08:28 PM

Council File No: 23-1134-S1

Comments for Public Posting: Please vote against this motion to give exemptions to certain landlords from rent stabilization law. I am a renter in Council District 10, and my building has fewer than ten units. However, it's impossible to tell whether or not the landlord would qualify under this motion, because, like the vast majority of landlords in the city, they are shielded behind a building-specific LLC and a large property management company. The Housing Department is on record stating it has no reliable way of knowing who is a small landlord, and this motion would allow savvy landlords of all sizes to exploit it and raise the rent on already struggling tenants. In a recent report on corporatization of the housing stock, LAHD details how seemingly mom and pop landlords could really hold hundreds of units due to LLC structures-- one "natural person" held 864 units. There would be no way to stop landlords with hundreds of units from exploiting this motion. More significantly, it's absolutely unfair and confusing to the tenants who are already struggling at a severe power disadvantage to their landlords to understand their rights when city-wide laws have these exemptions. Does council really want to make it preferable for tenants to live in corporate-owned housing for smaller rent increases? The rent stabilization ordinance amendment must be adopted as discussed and debated extensively at full council without these last minute carveouts.

Communication from Public

Name: Richard Passmore

Date Submitted: 12/01/2025 08:33 PM

Council File No: 23-1134-S1

Comments for Public Posting: My name is Richard Passmore, and I want to comment on Item 35 and provide public comment. I am a property owner in Los Angeles County. Please vote no on Councilmember Lee's motion to allow for some landlords to raise the rent by an additional 1%. This Council already voted to update LARSO to make it fair to tenants and landlords, and this motion would derail that. The Housing Department is on record stating it has no reliable way of knowing who is a small landlord, and this motion would allow savvy landlords of all sizes to exploit it and raise the rent on already struggling tenants. In a recent report on corporatization of the housing stock, LAHD details how seemingly mom and pop landlords could really hold hundreds of units due to LLC structures-- one "natural person" held 864 units. There would be no way to stop landlords with hundreds of units from exploiting this motion. More importantly, it is unfair to a tenant, who has no control over the size of their landlord, to be subjected to another 1% increase yearly. A 1% difference can make a huge difference for tenants' livelihood while it would not meaningfully effect a landlord's bottom line. Plus, there are many ways for truly struggling landlords to get relief under LARSO and its proposed revisions. LARSO needs to be voted on and implemented before February when most tenants receive rent increases-- this motion would derail that timeline and subject countless tenants to unfair and unnecessary rent increases. Please vote no on this motion. Thank you.

Communication from Public

Name:

Date Submitted: 12/01/2025 09:29 PM

Council File No: 23-1134-S1

Comments for Public Posting: Hello, I'm writing to oppose John Lee's motion to allow additional rent increases for small landlords of RSO units in Los Angeles. (Vote is on Dec. 2) My family and I are tenants of a small landlord and our rent has been raised at very hurtful levels for the past five years. It is not sustainable for us and the minimal wage increases we receive. Please don't leave tenants of small landlords out of this much needed reform to RSO housing. We are hurting too. Please vote NO. Thank you, Lyra K. 91423

Communication from Public

Name: Nick Coggiola

Date Submitted: 12/01/2025 09:42 PM

Council File No: 23-1134-S1

Comments for Public Posting: Hi, I'm Nick Coggiola, and I'm a renter from CD13, living in Hollywood. Please vote no on Councilmember Lee's motion to allow for some landlords to raise the rent by an additional 1%. This Council already voted to update LARSO to make it fair to tenants and landlords, and this motion would derail that. The Housing Department is on record stating it has no reliable way of knowing who is a small landlord, and this motion would allow savvy landlords of all sizes to exploit it and raise the rent on already struggling tenants. In a recent report on corporatization of the housing stock, LAHD details how seemingly mom and pop landlords could really hold hundreds of units due to LLC structures-- one "natural person" held 864 units. There would be no way to stop landlords with hundreds of units from exploiting this motion. This would enable a ridiculous loophole. It cannot be allowed. We are paying attention as citizens, and you can't pull the wool over our eyes on this one. More importantly, it is unfair to a tenant, who has no control over the size of their landlord, to be subjected to another 1% increase yearly. A 1% difference can make a huge difference for tenants' livelihood while it would not meaningfully effect a landlord's bottom line. Plus, there are many ways for truly struggling landlords to get relief under LARSO and its proposed revisions. My rent has gone up every year for the last several years, in addition to record inflation, and in addition to LA's already high cost of living. I'm living with a roommate, and I have the cheapest rent of anyone I know in LA. I have worked multiple jobs (full and part time) just to make ends meet in the last two years, and that is in part because even my relatively cheap rent is still way too expensive. Adding ways to up my rent even more, is ridiculous. Enough is enough. Please. ENOUGH. LARSO needs to be voted on and implemented ASAP before February when most tenants receive rent increases-- this motion would derail that timeline and subject countless tenants to unfair and unnecessary rent increases. Please just do the right thing for the working class, or you're going to continue to lose them as voters, constituents, workers; and neighbors. Please vote no on this motion. Thank you.

Communication from Public

Name:

Date Submitted: 12/01/2025 09:45 PM

Council File No: 23-1134-S1

Comments for Public Posting: Please oppose this motion. Rents are far too high in Los Angeles, as is, along with the general increase in the cost of living. Measures like this one will further impact and also displace many middle and low income residents and voters in this city. I am a native Angeleno and a lifelong renter who is approaching retirement age. I attended LAUSD and graduated from the University of California. My family moved to Los Angeles during WWII. I once made a good income. Times have been financially tough for me, though. I have struggled to find employment and am up against major layoffs and ageism in my field. I live in a one bedroom apartment where the landlord does the bare minimum to keep up the building and has left one of the units vacant for years because they are trying to sell the property. No offers have been made, yet though, and it is likely because of the poor condition this place is in. There are insects, hardly any insulation, I have one heater in the bedroom, and the rest of the house is freezing during the winter. The grounds are poorly lit a gardener comes maybe once a year, if that. I don't complain though. I have seen much worse and count my blessings to have a home. I stay because the neighborhood is relatively safe and the rent is less than the average of what rents have spiked up to in this city. It is hard for me to pay each month, especially right now, but I also can't afford to move. This is the reality for far too many people in this city. Times are really tough for most of us. I can see it on people's faces everywhere. Please take a walk around any working or middle class neighborhoods in this city, also pay attention to the news and you will see it for yourself . People from all walks of life are struggling and this motion is only going to make matters worse for us. It would be cruel to vote in favor of something like this and Angelenos certainly not forget how you vote when it is their turn to go to the ballot box. Do the right thing and vote NO.