

Communication from Public

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Date Submitted: 01/16/2026 04:47 PM

Council File No: 23-1134-S2

Comments for Public Posting: Keep LA Housed urges you to vote in support of Item 18 on Tuesday January 20. This motion closes a loophole allowing landlords to issue rent increase notices through February 1 based on the old LARSO formula for March 2026 through June 2026. That means a landlord that provides utilities could issue a notice right now for a 5% increase in May, despite the new formula going into effect February 2. City Council did not request this language allowing the loophole, and it will legislate around legal precedent, which says that the effective date of an ordinance, not serving notices, determines when a new law applies. The base increase under the old formula and updated formula is 3%, but for tenants who receive the 1-2% utility bump, not addressing this loophole will subject them to an unfair increase which will be compounded over time. This would be especially egregious in light of Council moving this item in November in order to protect tenants in February and beyond from any further increases under the unfair old formula. Landlords have been on notice these changes were coming for a minimum of three months, and many have likely known this change was coming for over two years, as the process to update LARSO started in October 2023. This is an important and straightforward technical fix-- it will restore the status quo and effectuate Council's intent to update this formula in earnest and protect as many renters as possible, as soon as possible. Please vote yes on Item 18. Thank you.