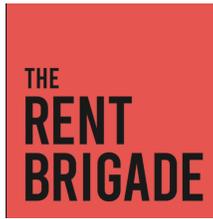


## Communication from Public

**Name:** The Rent Brigade  
**Date Submitted:** 11/11/2025 10:14 AM  
**Council File No:** 23-1134

**Comments for Public Posting:** Dear members of the Los Angeles City Council: The Rent Brigade writes this letter to express our strong support for the Rent Stabilization Ordinance proposal passed by the Housing and Homelessness Committee last week, and we urge each of you to vote to adopt this proposal, without amendments. Long before the Trump Administration began its campaign to terrorize immigrant Angelenos and devastate our communities, Los Angeles has been in the throes of an urgent housing affordability crisis. Los Angeles County has a shortfall of nearly 578,800 rental housing units that are affordable and available to households making less than 50% of area median income or experiencing homelessness. The City we know and love has become unaffordable to the vast majority of working-class Angelenos, even for the hundreds of thousands of families who reside in “rent-stabilized” homes. Tens of thousands of our neighbors have been driven to homelessness and sleep unsheltered on the street every night. There are many reasons we find ourselves in this crisis—a dearth of public and social housing, the Costa-Hawkins Rental Housing Act, runaway landlord greed, widespread tenant harassment, a crushing housing shortage, the treatment of housing as an asset and a commodity, and illegal price-gouging are among them—but the City Council's failure to implement a rent stabilization law that actually keeps tenants housed is a significant contributor. The current ordinance, which has remained unchanged, collecting dust since its passage in 1979, was written to protect landlords’ profits amid an insurgent tenant movement. Landlords had just won Prop 13, having convinced their tenants to vote for it by claiming that the savings from lower and fixed property tax rates would be passed onto them in the form of stabilized rents. What happened instead is landlords RAISED rents on tenants. Their greed fueled an insurgent grassroots effort to cap the rents. This history elucidates what we see today: landlords who have long paid off their properties, invest none of their rental income into their upkeep, and pay nothing in property taxes still continue to raise the rent any chance they get and rake in windfall profits. Their desire to raise rents to the maximum is greed, not need. Far from instituting stringent standards that prevent excessive price hikes, the RSO we’ve lived under for the past four decades equips property owners with a litany of tools to squeeze every possible penny out

of their tenants. By including a “floor” guaranteeing landlords the ability to levy a minimum 3% annual increase regardless of inflation, the current ordinance has created a nonsensical system wherein the allowable annual increase has actually exceeded inflation for 20 out of the last 40 years. The annual maximum inflation-based increase of 8% is equally absurd. An 8% ceiling means that during times of runaway inflation, working families in LA can be served with rent increases that add hundreds of dollars to their monthly bill, added on top of the punishing effects of inflation on their day-to-day expenses. Moreover, the current RSO empowers landlords to levy a surcharge for utility payments (1% for each utility covered), as well as a truly inexplicable 10% added allowable increase for each child a family has after their first. Altogether, a family renting a two-bedroom apartment for \$2500 could see up to a \$500 monthly (\$6,000 annual) increase to their housing costs in just one year. How “stable” is our rent-stabilized housing if landlords can jack up our rent by up to 20%? Each of you has the opportunity to institute a set of common-sense reforms that will immediately provide relief and stability to well over one million Angelenos. You all have a decision to make: stand up to the landlord lobby and vote to protect your working-class constituents during a time of crisis, or give in to corporate landlords who want to push us out of this City and rake in record profits. To us, the choice is clear. It’s time to cap rent increases at 3%, and do away with the surcharges that landlords weaponize to hurt working families. In solidarity with the thousands of our fellow tenants who have made their voices heard throughout this process, we urge you to vote to adopt the proposal passed by the Housing and Homelessness Committee, without delay and without amendments. The tenants of Los Angeles will be watching, and we will remember how you vote. Sincerely, The Rent Brigade



[www.rentbrigade.org](http://www.rentbrigade.org)  
[stoprentgouging@gmail.com](mailto:stoprentgouging@gmail.com)

November 11, 2025

RE: City of Los Angeles Rent Stabilization Ordinance ([Council File 23-1134](#))

Dear members of the Los Angeles City Council:

The Rent Brigade writes this letter to express our strong support for the Rent Stabilization Ordinance proposal passed by the Housing and Homelessness Committee last week, and we urge each of you to vote to adopt this proposal, without amendments.

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The current ordinance, which has remained unchanged, collecting dust since its passage in 1979, was written to protect landlords’ profits amid an insurgent tenant movement. Landlords had just won Prop 13, having convinced their tenants to vote for it by claiming that the savings from lower and fixed property tax rates would be passed onto them in the form of stabilized rents. What happened instead is landlords RAISED rents on tenants. Their greed fueled an insurgent grassroots effort to cap the rents.

This history elucidates what we see today: landlords who have long paid off their properties, invest none of their rental income into their upkeep, and pay nothing in property taxes still continue to raise the rent any chance they get and rake in windfall profits. Their desire to raise rents to the maximum is greed, not need.

Far from instituting stringent standards that prevent excessive price hikes, the RSO we've lived under for the past four decades equips property owners with a litany of tools to squeeze every possible penny out of their tenants. By including a "floor" guaranteeing landlords the ability to levy a minimum 3% annual increase regardless of inflation, the current ordinance has created a nonsensical system wherein the allowable annual increase has actually exceeded inflation for 20 out of the last 40 years.

The annual maximum inflation-based increase of 8% is equally absurd. An 8% ceiling means that during times of runaway inflation, working families in LA can be served with rent increases that add hundreds of dollars to their monthly bill, added on top of the punishing effects of inflation on their day-to-day expenses. Moreover, the current RSO empowers landlords to levy a surcharge for utility payments (1% for each utility covered), as well as a truly inexplicable 10% added allowable increase for each child a family has after their first. Altogether, a family renting a two-bedroom apartment for \$2500 could see up to a \$500 monthly (\$6,000 annual) increase to their housing costs in just one year. How "stable" is our rent-stabilized housing if landlords can jack up our rent by up to 20%?

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In solidarity with the thousands of our fellow tenants who have made their voices heard throughout this process, we urge you to vote to adopt the proposal passed by the Housing and Homelessness Committee, without delay and without amendments. The tenants of Los Angeles will be watching, and we will remember how you vote.

Sincerely,

The Rent Brigade