

Communication from Public

Name: Michelle Verne

Date Submitted: 11/10/2025 10:35 AM

Council File No: 23-1134

Comments for Public Posting: The LA rent ordinance needs to be addressed now. Do your jobs! I am currently paying more than 50% of my paycheck in rent, as are many of us. Housing is a human right! What do you want people to do? What planet are any of you living on! It's getting so bad we can't even live. We are under so much pressure and stress on a daily basis and nobody is doing anything to ease this on either side. It is time to help the people and stop funding oligarchs. We know property management companies own over half of this real estate. DO SOMETHING NOW! THIS IS CAPITALISM ON STEROIDS!

Communication from Public

Name: Christian L Guzman

Date Submitted: 11/10/2025 10:46 AM

Council File No: 23-1134

Comments for Public Posting: Please for the sake of the poor and workers of Los Angeles, I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking.

Communication from Public

Name:

Date Submitted: 11/10/2025 10:51 AM

Council File No: 23-1134

Comments for Public Posting: My name is Mark and I reside in Los Angeles County. I currently rent from an apartment. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. Cap the rent at 3%! It is vital that we do all we can to make sure our communities can continue to afford to live in this great city. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Thank you.

Communication from Public

Name: Emmanuel Espinoza

Date Submitted: 11/10/2025 10:54 AM

Council File No: 23-1134

Comments for Public Posting: Though I cannot attend in person, this is an extremely important issue to me and all of our neighbors. We beg of you to PLEASE vote yes, and accept the common-sense recommendations of the Housing & Homelessness Committee. Though more can and should be done to protect our neighbors, this is a bare minimum first step. Please vote with your conscience. Thank you,
Emmanuel Espinoza they/them

Communication from Public

Name: Nick Kaminsky

Date Submitted: 11/10/2025 10:55 AM

Council File No: 23-1134

Comments for Public Posting: My name is Nick, I'm a constituent of District 11 and I'm calling with a message for the Councilmember about the LA Rent Stabilization Ordinance. I'm a renter in Palms. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. If my rent goes up 10% I do not know how I will be able to afford that as well as all my other expenses like grocery, car payments, insurance, and everything else. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. This is absolutely essential if we want to keep Los Angeles affordable for the people who keep it running day in and day out. Please consider them instead of profits. Cap the rent at 3%! Thank you.

Communication from Public

Name: Kris Miranda

Date Submitted: 11/10/2025 11:08 AM

Council File No: 23-1134

Comments for Public Posting: My name is Kris Miranda, I'm a constituent of CD-4, and I'm a renter. I am asking the council to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and I thank Councilmember Raman for her devotion to this matter. I hope the full council will join her in championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Thank you.

Communication from Public

Name: Clare

Date Submitted: 11/10/2025 11:16 AM

Council File No: 23-1134

Comments for Public Posting: My name is Clare, I'm a constituent of LA City, and I'm commenting with a message for the Councilmember about the LA Rent Stabilization Ordinance. I'm a renter. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. The current formula allows rent hikes that far outpace inflation, pushing more tenants into crisis. If rents keep increasing the way they have been I'm worried about being priced out of the city and never being able to afford to purchase a home here. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. A true leader protects the vulnerable people in their community. Cap the rent at 3%! Thank you.

Communication from Public

Name: C.

Date Submitted: 11/10/2025 11:23 AM

Council File No: 23-1134

Comments for Public Posting: Please vote to expand the LARSO protections, the rising costs of rent hurts vulnerable people, particularly those in domestic violence situations. I know because I was one of them. We desperately need to cap rent increases at 3%. From 2015-2021 my rent went up the full 8%, but my wages never did. Of those years only one of them saw inflation higher than 3%. These conditions made it nearly impossible for me to save the money I needed in order to leave an emotionally abusive relationship with a severe alcoholic. It became impossible to picture a life outside of this situation because it costs money to be safe in this city. High and unstable rent hurt Angelenos across the city, but it particularly hurts women. With a lot of support from my family and friend's I was able to get out of that situation and start a new life, but many are not lucky enough to have those in a position to help. Please, vote yet to cap the rent at 3%, stop letting rent outpace inflation, remove the anti-family baby rent hike, and support women like me.

Communication from Public

Name: Michael F Davies

Date Submitted: 11/10/2025 11:52 AM

Council File No: 23-1134

Comments for Public Posting: Honorable Councilmembers: The City's RSO has not been updated since Ronald Reagan sat in the White House. In the intervening decades, City Council has settled for responding to rental housing market crises with emergency measures of short duration. NOW is the time, NOW is the hour to finally adopt meaningful adjustments to the RSO, as adopted by your Housing and Homelessness Committee. The year on this Council File indicates just how long RSO amendments have been proposed, analyzed, reviewed and tweaked. Please take final action NOW.

Communication from Public

Name: Sarah Cayer

Date Submitted: 11/10/2025 11:54 AM

Council File No: 23-1134

Comments for Public Posting: It is time for City Council to revisit the Los Angeles Rent Stabilization Ordinance and update it to better respond to our current housing crisis. Housing costs in Los Angeles have grown astronomically over the last forty years, and LARSO allows for rents to increase in excess of inflation. While there are costs to landlords as well, putting those costs on tenants only makes our housing crisis worse. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes, even when inflation is low. Angelenos consistently rank housing and homelessness as the most important issues facing the City. This is one way for City Council to take a real, concrete step towards housing stability in Los Angeles.

Communication from Public

Name: Heather Sabin

Date Submitted: 11/10/2025 11:55 AM

Council File No: 23-1134

Comments for Public Posting: Please support rent control. I was a renter for 11 years in this city, and during that time, I was evicted twice under, I think it's the Ellis Act... the one where your landlords can say they want to move in a relative and just kick you out, even though they are just moving in other people and jacking up the rent. You need to not just tighten up how much rent can be raised, but stop letting landlords kick out tenants and tear down rent controlled units, and for God's sake, get a grip on Airbnb. I think Trump is going to push the whole country decidedly left when this is all over, and if you want to keep your jobs, get in front of this finally, and do the right thing for the citizens not just the developers, or our Mamdani moment will surely be coming.

Communication from Public

Name: Scott Seven

Date Submitted: 11/10/2025 11:55 AM

Council File No: 23-1134

Comments for Public Posting: (Re: Council File Number: 23-1134 – Rent Stabilization Ordinance) As working class Angelino, I urge the council to approve the rent stabilization ordinance! Even in an income-restricted building, it's hard to make rent in this city where cost of living and doing business is so high. Making life in LA better for working people makes life better in LA for ALL PEOPLE!

Communication from Public

Name: Cristy Stiles

Date Submitted: 11/10/2025 11:59 AM

Council File No: 23-1134

Comments for Public Posting: I strongly urge the LA City Council to approve Council File Number: 23-1134 – Rent Stabilization Ordinance. The decreasing affordability of our city is detrimental to culture, quality of life, and well-being for all Angelenos. It is long past time to protect our city and its inhabitants!!

Communication from Public

Name: Lily Nunno

Date Submitted: 11/10/2025 12:07 PM

Council File No: 23-1134

Comments for Public Posting: Hello I am asking for the LA City Council to update the LA Rent Stabilization Ordinance and the cap the rent at 3%. People in LA need affordable housing and shouldn't have to worry about large and unfair raises in their rent. Especially after the fires and now with the Olympics approaching please help keep this city affordable.

Communication from Public

Name: Claire Shaw

Date Submitted: 11/10/2025 12:08 PM

Council File No: 23-1134

Comments for Public Posting: Now is the time for City Council to approve a rent control formula that truly protects working people, by capping rent increases at 3%. LA's rent control formula hasn't been updated in nearly 40 years. The current formula allows rent hikes that far outpace inflation, pushing more tenants into crisis. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes — even when inflation is low. LA's housing crisis won't wait. We need a new rent formula before July to stop more working Angelenos from being displaced. Thank you.

Communication from Public

Name: Stephanie B

Date Submitted: 11/10/2025 12:13 PM

Council File No: 23-1134

Comments for Public Posting: My name is Stephanie B, and I'm a lifelong resident and renter in District 5. I live in a rent-stabilized (LARSO) unit, and I'm asking the Councilmember to support the Keep LA Housed Coalition's proposal to strengthen the Rent Stabilization Ordinance. These recommendations include: Basing rent increases on 60% of the CPI (All Items) Capping rent increases at 3% with no floor Removing additional charges for utilities and extra occupants Eliminating rent banking I was encouraged to hear that the Housing & Homelessness Committee approved these measures, and I urge the Councilmember to vote YES in Full Council. Renters like myself are counting on your leadership to champion tenants and keep rent increases fair and sustainable. My family has lived in this community for over 20 years. My mother, a single mom, depends on rent control to stay in our home. With gentrification, rising costs, and limited affordable housing, even modest rent hikes could push us—and many of our neighbors—out of the area entirely. Moving farther away would make it harder to keep our jobs and maintain the connections that make this neighborhood special. Keep LA Housed's LARSO recommendations are a crucial step in addressing LA's affordability and homelessness crises—helping 1.5 million tenants remain in their homes, preserving community stability, and supporting working families. Please stand with renters. Cap the rent at 3%, no floor. Thank you.

Communication from Public

Name: Alex Miller

Date Submitted: 11/10/2025 12:21 PM

Council File No: 23-1134

Comments for Public Posting: As a lifelong Angeleno and current renter of a rent-controlled unit, I strongly urge you to update the LA Rent Stabilization Ordinance, a formula that hasn't been updated in almost 40 years. LA's housing crisis gets more dire by the day, and the current formula will continue to push more tenants into debt and homelessness. LARSO needs to be amended as soon as possible to cap rent increases, remove unfair add-ons for utilities and additional tenants, and remove the floor that forces rent hikes even when inflation is low. City Council must prioritize working Angelenos and update the RSO formula to address the current economic landscape.

Communication from Public

Name: Ross Clark

Date Submitted: 11/10/2025 12:30 PM

Council File No: 23-1134

Comments for Public Posting: I am Ross Clark, an Angeleno and resident of the Sherman Oaks neighborhood. LA's rent control formula hasn't been updated in nearly 40 years. The current formula allows rent hikes that far outpace inflation, pushing more tenants into crisis. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes — even when inflation is low. LA's housing crisis won't wait. We need a new rent formula before July to stop more working Angelenos from being displaced.

Communication from Public

Name: Gregory Nussen

Date Submitted: 11/10/2025 12:34 PM

Council File No: 23-1134

Comments for Public Posting: I am commenting to strongly encourage the passing of the new RSO formula. I was fortunate enough to live in rent stabilization from 2019-2021, largely because of a sympathetic landlord to the pandemic, and without which I would be living on the streets (and probably still would be). This is just one of many tools that can be used to curb the tide of homelessness. People need homes, and they need to be able to afford them - especially when wages remain stagnant and job loss is what it is. Thank you so much for reading this.

Communication from Public

Name: Carley Towne

Date Submitted: 11/10/2025 12:34 PM

Council File No: 23-1134

Comments for Public Posting: I am writing in support of amending LA's Rent Stabilization Ordinance. As it stands, the RSO has allowed rent to far outpace inflation. The 3% minimum increase provides landlords with guaranteed growth in their passive income every year (even when inflation rates are lower) at the direct expense of struggling tenants. The 8% maximum allowable rent increase is also far too high. Too many Angelenos face overcrowding, are rent-burdened, and have been evicted and/or become unhoused due to increasing rents. Los Angeles is among the country's worst cities in housing affordability and homelessness, and that is not a coincidence. Landlords claim they need to raise rents to afford rising costs, but increasing "stabilized" rents have been outpacing costs for decades. Every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. We cannot afford to continue making this housing crisis worse. I urge you to strengthen LARSO by: -Implementing a rent increase formula based on 60% CPI All Items -Capping rent increases at 3% annually with a 0% floor -Removing existing bumps for utilities and additional occupants -Excluding rent banking from the revised ordinance By revising LARSO to reflect the Keep LA Housed proposal, the city can create an ordinance that balances the needs of tenants and landlords, responds to our uncertain financial times, and protects vulnerable communities around the city.

Communication from Public

Name: Nicole Ferguson

Date Submitted: 11/10/2025 12:39 PM

Council File No: 23-1134

Comments for Public Posting: As a renter in LA for almost 10 years, I can attest that a 3% cap on annual rent increases would have a huge impact on the city's housing and homelessness issues. I fully support increased rent control and protections for renters from eviction. Rent increases faster than inflation and wages, and capping the increase at 3% would relieve a huge financial burden on renters of all kinds - young people, families, elderly and retired folks - which make up over 50% of our city's population. The current formula hasn't been updated in nearly 40 years. After the fires, thousands of families who owned homes suddenly found themselves renting, and those who were already renting faced illegal price hikes from predatory real estate companies. We especially need to eliminate the rent-increase floor which requires landlords to increase rent. On a personal and policy level, I deeply support the Rent Stabilization Ordinance and urge the City Council to pass this to make a better LA the majority of our residents.

Communication from Public

Name: Theodoric Manley

Date Submitted: 11/10/2025 12:40 PM

Council File No: 23-1134

Comments for Public Posting: I support the LA Rent Stabilization Ordinance (LARSO) with a cap at 3%. I live in DTLA on a fixed income in a rent controlled building. My rent was around 650 in 2018 when I moved in and has increased to over 750 in 2025. While my income has been stable to afford the incremental increase of 3% this cap has to stay in place for me to live comfortably in DTLA on a fixed income.

Communication from Public

Name: Brandon Daniels

Date Submitted: 11/10/2025 01:04 PM

Council File No: 23-1134

Comments for Public Posting: Cap the rent at 3%. I am a renter who badly needs relief. I am drowning in cost of living increases and I am trying to start a family. The rent getting capped would be the difference between me advancing in my life, career, and with my family versus slowly sinking while just trying to tread water. We urgently need to update rent control, and 5% would still be too much.

Communication from Public

Name: Bryne

Date Submitted: 11/10/2025 01:08 PM

Council File No: 23-1134

Comments for Public Posting: My name is Bryne, I am a constituent of District 1. I'm a renter in a LARSO unit. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmembers will vote yes on them in Full Council. As a constituent, I will be looking to the Councilmembers to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. I wouldn't be able to afford to stay in Los Angeles if it wasn't for rent stabilization. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. I don't want to see another neighbor living out on the streets. Cap the rent at 3%! Represent the citizens of Los Angeles instead of the corporate landlords and real estate developers who are hoarding and exploiting what should be a human right. We can do better. I will be following the vote closely. Thank you.

Communication from Public

Name: Timothy Perri

Date Submitted: 11/10/2025 01:11 PM

Council File No: 23-1134

Comments for Public Posting: I cannot stress passionately enough how important it is for my households ongoing ability to survive in Los Angeles for the RSO to be updated. 40 years is simply too long. Rents increases are outpacing income increases in our family, driving down quality of life and causing continued stress. The city council has the opportunity to take a step in the right direction by voting to update the RSO formula, this is a chance to show solidarity with the working people of LA, I implore the city council to do the right thing. Thank you

Communication from Public

Name: Jordan Cohen

Date Submitted: 11/10/2025 01:13 PM

Council File No: 23-1134

Comments for Public Posting: My name is Jordan Cohen, I'm a constituent Los Angeles, and renter resident in Atwater Village, and I'm calling with a message for the Councilmember about the LA Rent Stabilization Ordinance. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. I am saddened every day to see long-time neighbors forced to leave, as they're no longer able to afford rent in the communities they established. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Cap the rent at 3%! Thank you.

Communication from Public

Name: Pride St. Clair

Date Submitted: 11/10/2025 01:16 PM

Council File No: 23-1134

Comments for Public Posting: I moved here with only a promise of an internship and a do-or-die attitude. It took a lot of time and struggle to establish myself in this incredible city. When I needed to return to school to improve my skills or when my partner was between jobs, rent control was the only thing that kept me in Los Angeles. I've lived in my apartment for nearly 15 years. The reasonable rent control allowed me to pursue my dreams, get an education, and build a life I otherwise could not afford. The reality of housing in LA is that the overwhelming lack of affordable options makes keeping people in their current homes essential. I genuinely don't know how we can retain talent if we continue to push out those who can't rely on parents lucky enough to have bought homes when it was still affordable. Living in LA is already incredibly challenging, and now many people are expected to spend nearly 50% of their monthly income on rent. Even after securing a home, rent continues to rise year after year to unsustainable levels. Who is this city for? Landlords and the wealthy alone? LA has always been a working-class city, and those residents deserve the same right to live here as any wealthy expat or legacy family. While rent control is only a temporary fix for the larger issue of the housing shortage, it's a vital stopgap for many of us struggling to hold on as industries that built this city move production out of town or lay off hundreds of workers year after year.

Communication from Public

Name: Megan Sidhu

Date Submitted: 11/10/2025 01:17 PM

Council File No: 23-1134

Comments for Public Posting: My name is Megan Sidhu, and I live in Councilmember Hugo Soto-Martínez's district. I am writing to strongly support the updated Rent Stabilization Ordinance formula that caps annual rent increases at 3%. For too long, Los Angeles has allowed rent hikes that outpace inflation, even in years when inflation was zero. Renters are struggling to stay in their homes, and our neighborhoods are losing the people who make this city vibrant and strong. Most rent-controlled cities in California already cap increases between 3% and 5%. By aligning with them, Los Angeles can help protect over 650,000 rent-stabilized units and keep families securely housed. I urge you all to vote yes on the 3% rent cap this Wednesday. Let's make Los Angeles a city where working people can afford to live and stay.

Communication from Public

Name: Correna Tate

Date Submitted: 11/10/2025 01:25 PM

Council File No: 23-1134

Comments for Public Posting: My name is Correna and I am a resident of your CD5. The majority of Angelenos are renters, and the majority of renters live in stabilized units, myself included. To make housing in CD5 (and across the City) more affordable, we need a rent increase formula that better promotes stability for tenants while still balancing the needs of landlords. We need common sense updates to make LARSO fair, and we believe that the Housing and Homelessness Committee has advanced a proposal that does just that. To this end, I urge you to vote in support of the proposal that your colleagues voted out of committee. This proposal includes:

- Implementing a rent increase formula based on 60% CPI All Items
- Capping rent increases at 3% annually with a 0% floor
- Removing existing bumps for utilities and additional occupants
- Excluding rent banking from the revised ordinance

The specifics of this proposal matter. Every extra percentage point is less money for tenants in CD5 to spend on food, childcare, medical care, and transportation. The average rent for a unit in a small LARSO property is \$2,357 - that means renters need to make nearly six figures a year – \$94,000 – to stay within the recommended 30% rent-to-income ratio. Rents, even in RSO units, are already deeply unaffordable in your district and across the City. Over the past two years, the Keep LA Housed Coalition has engaged with CD5 tenants in town halls, canvasses, and phonebanking, and the message is clear - CD5 tenants want you to cap the rent at 3%! Fixing LARSO will not solve LA's housing affordability crisis on its own, but it is one step that the City Council can take in the right direction. Please vote yes.

Communication from Public

Name:

Date Submitted: 11/10/2025 01:26 PM

Council File No: 23-1134

Comments for Public Posting: As a tenant who recently experienced severe landlord harassment and retaliation, I strongly urge you to support strong rent control and remove provisions like the Just Cause Ordinance (JCO) that enable landlord abuse without consequences. My family settled an illegal unlawful detainer case with the court, which included a protective sealing order. Despite this, our landlord: · Violated the court's sealing order by disclosing false eviction information to potential new landlords · Fraudulently used professional credentials they didn't possess · Created new public records of our sealed case through Sheriff enforcement : telling new landlords we have eviction on our record and we do not. Yet there were zero consequences for these clear violations. The JCO and current system create a power imbalance where landlords can: · Harass tenants without meaningful oversight · Violate court orders with impunity · Destroy tenants' rental histories without accountability We need: 1. Real enforcement mechanisms against landlord perjury and court order violations 2. Automatic penalties for landlords who provide false information to screening companies 3. Oversight of landlord conduct during eviction proceedings 4. Removal of JCO provisions that enable this abuse My family is now facing homelessness due to these abusive practices. Don't let this happen to more Angelenos. Please support strong rent control with real tenant protections and consequences for landlord misconduct.

**STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE**

In reviewing a licensee's information, please be aware that license discipline information may have been removed from a licensee's record pursuant to Business & Professions Code Section 10083.2 (c). However, discipline information may be available from the California Department of Real Estate upon submittal of a request, or by calling the Department's public information line at [1-877-373-4542](tel:1-877-373-4542).

The license information shown below represents public information. It will not reflect pending licensing changes which are being reviewed for subsequent updating. Although the business and mailing addresses of real estate licensees are included, this information is not intended for mass mailing purposes. Some historical disciplinary action documents may not be in compliance with certain accessibility functions. For assistance with these documents, please contact the Department's Licensing Flag Section.

License information taken from records of the Department of Real Estate on 10/29/2025 7:45:24 PM

License Type: SALESPERSON

Name: Nemit, Sara

Mailing Address: 17965 LOST CANYON RD #63
CANYON COUNTRY, CA 91387

License ID: [01822537](#)

Expiration Date: 10/08/11

[License Status:](#) CONDITIONAL SUSPENSION

[Salesperson License issued:](#) 10/09/07
Conditional Salesperson License was suspended 04/10/09. Education to maintain license per section 10153.4 has not been met. Requirement must be met by 10/08/11.

Former Name(s): NO FORMER NAMES

Responsible Broker: NO CURRENT RESPONSIBLE BROKER

[Comment:](#) NO DISCIPLINARY ACTION

04/10/09 - CONDITIONAL LICENSE SUSPENSION. EDUCATION REQUIREMENTS NOT FILED.

>>>> Public information request complete <<<<



[Institute of Real Estate Management] Re: Pre-Complaint Membership Verification for Ethics Matter - Sibley, Verdugo

IREM (Institute of Real Estate
Management)

Oct 29, 2025, 11:04 AM CDT

Thank you for bringing this to our attention. We take these matters very seriously and have provided this information to the appropriate parties, who will handle this accordingly. If you see any further misuse of IREM credentials, or if there is anything else I can assist you with, please don't hesitate to reach out.

Best,
Abbie

Abbie Treado
Member Success Team Lead





Sara Nemit, ARM

Regional Portfolio Manager

United States · [Contact Info](#)

458 followers · 453 connections



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GHP Management

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IREM (IREM)

6:27 AM

[Institute of Real Estate Management] Re: Pre-Complaint Membership Verification for Ethics Matter - Sibley, Verdugo



IREM (Institute of Real Estate Management)

Oct 29, 2025, 8:27 AM CDT

Thank you for contacting IREM. Tamar Sibleyn and Christina Verdugo are not current members of IREM. GHP Management is also not a member of IREM. Please don't hesitate to reach out with any additional questions.

Best,
Abbie

Questions? We're here to help! Reply or call us at [\(800\) 837-0706](tel:(800)837-0706). We're available Monday – Friday, 8:00 am – 5:00 pm Central Time.

Abbie Treado
Member Success Team Lead

Christina Verdugo, ARM ®

Area Portfolio Manager | FERRANTE

300 NORTH BEAUDRY AVENUE

LOS ANGELES, CA 90012

O: (213) 221-4603

W: www.FerranteApts.com





Premises



Demographics

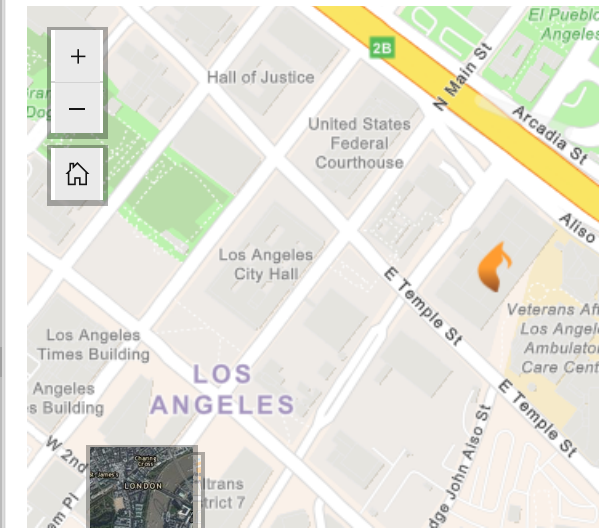
Name	THE FERRANTE APARTMENTS
Address	300 N BEAUDRY AVE LOS ANGELES, CA 90012 UNITED STATES
Time Zone	PACIFIC
Phone	☎ (310) 387-2542
Email	✉ drue@phpalmer.com

Status

Status	Active
Legal Status	

Authority Having Jurisdiction

Name	LOS ANGELES FIRE DEPARTMENT 🔗
Inspector	Public Assemblage Unit
District	



Esri Community Maps Contributors, County... Powered by Esri

Premises Access

Access Code	Y2Z2-Y8N4 - Send Invitation 🔗
Verification Code	C8T-6L2

Notes

Notes	None
Notes Public	No

Parent/Child Relationships

Parent
Child(ren)

None
None

Contacts

Contact(s)

DRUE MARSHALL
FERRANTE, LLC 
270 N CANON DRIVE, PENTHOUSE
BEVERLY HILLS, CA 90210
Fire Protection Systems

Primary Contact
★ Default
✉ drue@ghpalmer.com
☎ (310) 387-2542

Premises Users

User(s)

AHJ Defined Fields

Inspector District # 0
Section Public Safety Section
Battalion # 1
Bureau Central

Premises Description

Construction Type:

Primary Occupancy Type:

Secondary Occupancy Type:

Number of Stories: 7 Year Built: Square Footage: ft²

Business Types: Apartment/Condo

Fire Control Room: Yes

Elevator Information:

	Cars	Banks
Passenger	10	
Freight		
Parking		

Number of Stairways:

Fire Pump(s):	Yes	Location:	P1
Emergency Generators:	Yes	Location:	1st floor adjacent to Temple parking entrance
Parking Structure:	Underground Yes	Detached No	Attached No
Number of Levels Below Ground:	2		
Types of Occupancies Below Ground:			
Unique Property Features:			

Premises Profiles

> Filters

Report Type	Last Service Date	Renewal Date	Status	Days Past Due	Open Deficiencies	
Combined Sprinkler / Standpipe System		11/02/2022 ?	Past Due	1079	0	
Elevator		11/02/2022 ?	Past Due	1079	0	
Emergency Power Generator		11/02/2022 ?	Past Due	1079	0	
Fire Alarm		11/02/2022 ?	Past Due	1079	0	
Fire Pump		11/02/2022 ?	Past Due	1079	0	
Gas Detection Systems		11/02/2022 ?	Past Due	1079	0	



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Communication from Public

Name: Wendy Miranda
Date Submitted: 11/10/2025 01:38 PM
Council File No: 23-1134

Comments for Public Posting: Dear LA City Councilmembers, My name is Wendy Miranda, I am with Esperanza Community Housing, located in CD 9. Esperanza works with low-income communities of color, who live at the intersection of social justice issues affecting South Central Los Angeles's communities – upholding the pillars of health, public health, housing, economic justice, environmental justice, racial and immigrant justice, and supporting local arts and culture – to achieve comprehensive, long-term equitable community development in the Figueroa Corridor of South Central Los Angeles. We are in full support of a 3% rent cap and urge you to support the Keep LA Housed Coalition's proposal to strengthen the Los Angeles Rent Stabilization Ordinance which includes: calculating rent increases based on 60% CPI All Items; capping rent increases at 3% with no floor; removing bumps for utilities and additional occupants; and saying no to rent banking. We were encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure Councilmembers will vote yes on them in Full Council. Tying rent increases to inflation is vital, as every extra percentage point is less money for tenants to spend on other necessities like food, medical care, transportation, and childcare. The average rent for a unit in a small RSO property is \$2,357 - that means a renter would need to make nearly six figures a year – \$94,000 – to stay within the recommended 30% rent-to-income ratio. Rent, even in RSO units, is already deeply unaffordable-- it cannot keep going up at the rate currently allowed. Fixing LARSO will not solve LA's housing affordability crisis on its own, but it is one step that the City Council can take in the right direction. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes.

Communication from Public

Name: Stephanie

Date Submitted: 11/10/2025 01:41 PM

Council File No: 23-1134

Comments for Public Posting: I live in an RSO building and your move to lower/cap the rent is great in theory but you're messing with the ONLY rent control that ever actually worked. We have already seen a number of RSO buildings get knocked down and rebuilt destabilizing them. It happened to the building next door to mine. This move will take away any/all incentive for RSO building owners to keep their properties. I can imagine now most will cut their losses and sell to massive companies who in return will knock down the units let the waiting period run and rebuild apartments unstabilized making them no longer part of the RSO. Again this happened next door to me. What are you going to do about those who wish to sell and tear down RSO buildings? RSO buildings are disappearing faster than ever and this move may make them disappear forever

Communication from Public

Name:

Date Submitted: 11/10/2025 01:47 PM

Council File No: 23-1134

Comments for Public Posting: I am writing to express my support to amend LARSO and cap rent prices. Rent prices are out of control and any action to provide relief to tenants should be taken. I am an employee of Los Angeles County and find it difficult to afford rent anywhere near my job. It is well past overdue for rent control and I wholeheartedly support it, along with efforts to build more housing and transportation.

Communication from Public

Name: Holly Buhlman

Date Submitted: 11/10/2025 01:50 PM

Council File No: 23-1134

Comments for Public Posting: - Cap rent increases on rent-stabilized apartments at 3% if not 2% or 1% please - Lower the floor for rent increases from 3% to 0% - Eliminates the additional 1-2% annual utility rent increase loophole on master-metered building - End the "move-in" loophole where some landlords increase rent by 10% if a family member has to move-in.

Communication from Public

Name: Ashley Brim

Date Submitted: 11/10/2025 02:05 PM

Council File No: 23-1134

Comments for Public Posting: I am a renter in District 10 and I'm asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is:
-Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking.

Communication from Public

Name:

Date Submitted: 11/10/2025 02:10 PM

Council File No: 23-1134

Comments for Public Posting: My name is Penelope Orpe and I'm a renter in the LA area. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. For the past three years we have advocated for a fair rent increase formula for tenants. Our coalition has grown to over 100 organizations, including the LA Federation of Labor, immigrants rights groups, faith-based organizations, and hundreds of renters and small landlords. Please strengthen LARSO because: LA's rent control formula hasn't been updated in nearly 40 years. The current formula allows rent hikes that far outpace inflation, pushing more tenants into crisis. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes — even when inflation is low. LA's housing crisis won't wait. We need a new rent formula before July to stop more working Angelenos from being displaced. Every percentage point matters to the hundreds of thousands of tenants in Los Angeles who are living paycheck-to-paycheck. And the Economic Roundtable's report is clear: landlords are doing just fine, because their net operating income has increased faster than inflation. We ask you to place the survival of working class tenants before landlord's comfortable profit margins. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Cap the rent at 3%! Thank you.

Communication from Public

Name: Sandra Morales

Date Submitted: 11/10/2025 09:03 AM

Council File No: 23-1134

Comments for Public Posting: Hello Councilmembers , I am with the Democratic Socialist of America Los Angeles Chapter and I am on the Housing & Homeless Committee, I am also a Real Estate Developer for Affordable Housing for all and also serve on the Los Angeles County Domestic Violence Leadership Council. I live in the San Gabriel Valley and strong immigrant and women health activist. I own several properties in Los Angeles City and in the middle of separating assets with my corporate partners, we do not agree. I am a mother of 4 children and I have personally used programs to overcome poverty in my household early in life and volunteer in programs last year that have helped my family Strive. This formula no longer serves the middle class and we need to work together with all government and in solidarity with people and all families that need relief NOW. Ready to move to the next chapter of rebuilding Los Angeles with formulas that will be successful as we navigate the biggest rebuilt in American Modern History while we don't forget what started the Homeless State of Emergency, decades ago. Sandra Morales Royal Homes & Loans Ca DRE -1759559 Housing & Homeless Advisor

Communication from Public

Name: Isabel Balboa

Date Submitted: 11/10/2025 09:11 AM

Council File No: 23-1134

Comments for Public Posting: The Trump administration is trying to starve us. The economy is not getting better. Families can barely afford to eat. We have astronomical homeless numbers. We must cap the rent at 3% otherwise Los Angeles cannot call itself progressive.

Communication from Public

Name: Emily Filkin

Date Submitted: 11/10/2025 09:37 AM

Council File No: 23-1134

Comments for Public Posting: My name is Emily Filkin. I'm a volunteer with The Rent Brigade and a tenant in President Marqueece Harris-Dawson's district. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure you vote yes on them in Full Council. Capping the rent at 3% and calculating rent increases based on 60% CPI are logical steps towards reforming the outdated LARSO formula. No one should have to pay more rent for housing additional friends and family members. More people living in one home does not necessarily mean the household has more income, as new occupants are often children, students, retired, or disabled. Tenants are facing a cost of living crisis that gets worse with each passing day. Wages have not kept pace with inflation. Homeownership has become an impossible goal for most people, as tenants are unable to save enough money to buy their own home, when they pay over one-third of their income in rent. Los Angeles is majority-renter, and we have been fighting for amendments to LARSO for years. When tenants receive their ballots next year, their number one issue will be the cost of living. Tenants will consider what the electeds in this room have done to keep their rents low. They will elect people who advocate for their fundamental right to housing, and they will vote out people who sided with the monied interests. I urge you to approve the common-sense, data-backed, and popular proposals to strengthen LARSO. Please vote yes on the Housing & Homelessness Committee's recommendations. Thank you.

Communication from Public

Name: Lauren Fleming

Date Submitted: 11/10/2025 09:37 AM

Council File No: 23-1134

Comments for Public Posting: I'm a constituent of Council District 1 and a resident of an RSO unit. I urge City Council to support the Keep LA Housed Coalition's proposal to strengthen the RSO. Los Angeles is enduring a long-running housing crisis and the City's current allowable rent increases are too high. Renter protections fall behind other California cities and need to be strengthened to keep renters in their homes. A 3% rent cap, 0% floor, at 60% CPI is critical to ensuring my own household can continue to live in our current home without being priced out. With Angelenos regularly having to forego other essential costs in order to pay rent, a new formula is essential.

Communication from Public

Name: Zoe Nissen

Date Submitted: 11/10/2025 09:40 AM

Council File No: 23-1134

Comments for Public Posting: Hi, I am a renter living in District 13 and I am urging the LA City Council to update the RSO in accordance with the Keep LA Housed Coalition's proposal. This includes calculating rent increases based on 60% CPI All Items, capping rent increases at 3% with no floor, removing bumps for utilities and additional occupants, and saying no to rent banking. I was heartened to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember Soto-Martinez will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. A few years ago, my apartment building was bought by a corporate landlord with no regard for tenants. Our rent gets increased every year at the maximum capacity, forcing my neighbors out of the building and robbing us of the chance to build a stable community. I am fortunate that I have been able to stay for as long as I have (seven years!) but I am a librarian and my budget is quickly getting eaten away just by the basics of having a roof over my head. Cost of living is outpacing wages in Los Angeles by leaps and bounds. I love my city, I love my community, and I want to be able to live where I work and patronize local businesses, but if rent keeps increasing at its current rate I will be priced out very soon. Keep LA Housed's LARSO recommendations are one step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. LA has an opportunity to be an example to the rest of the country by taking this action towards caring for its residents. If the city is so concerned about how homelessness reflects on it publicly, then adopting this proposal is a tangible step towards remediating that reputation. Cap the rent at 3%! Thank you.

Communication from Public

Name: Marisa Prietto

Date Submitted: 11/10/2025 09:46 AM

Council File No: 23-1134

Comments for Public Posting: My name is Marisa, I'm a constituent of District 1, and I am a renter. I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. I would never have been able to live in this city if the rent wasn't capped at 3% for most of my time here. Allowing landlords to increase the rent above inflation every year is a tool for churn and worsening our already catastrophic housing crisis. Every tool available needs to be put in place to keep LA housed. Our incomes are not going up. Why should landlords get more when everyone else is struggling? Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. [Share why you think this is so important.] Cap the rent at 3%! Thank you.

Communication from Public

Name: Mina

Date Submitted: 11/10/2025 09:48 AM

Council File No: 23-1134

Comments for Public Posting: Capping the rent at 3% is more than reasonable. The city has done it before. People are struggling. Layoffs are increasing every day. Allowing landlord to raise rent beyond the capacity of people to pay is an insane solution to our already historic housing crisis. Our incomes are not going up. Why should theirs? Cap the rent at 3% and keep LA housed. Thank you.

Communication from Public

Name:

Date Submitted: 11/10/2025 10:03 AM

Council File No: 23-1134

Comments for Public Posting: As a LA County employee and Nurse Practitioner in homeless services, I have been working and living in LA city for over 11 years. During my time I have only been able to afford LA due to rent control. As a NP, I provide critical services to our unhoused community and hear firsthand how so many individuals lose their housing due to unforeseen circumstances. Without rent control, myself and many others would not be able to live/work/serve our community of LA. Rent control keeps people in affordable housing so that our city can remain vibrant and accessible to the working class and individuals of all walks of life. I support a rent control formula that truly protects the working class and all Angelenos living in rental control housing. (aka The Golden Handcuffs).

Communication from Public

Name: Cody Donald Sloan

Date Submitted: 11/10/2025 10:11 AM

Council File No: 23-1134

Comments for Public Posting: My name is Cody Sloan, I'm a constituent of zip code 90065, and I'm a renter! I am asking you to support the Keep LA Housed Coalition's proposal to strengthen LARSO. This is: -Calculating rent increases based on 60% CPI All Items. -Capping rent increases at 3% with no floor. -Removing bumps for utilities and additional occupants. -Saying no to rent banking. I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and want to make sure the Councilmember will vote yes on them in Full Council. As a constituent, I will really be looking to the Councilmember to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. My partner and I are renters and we spend nearly 90% of income on our rent as it is. A rent increase would be a huge burden for us and our entire community. Keep LA Housed's LARSO recommendations are one big step towards alleviating LA's affordability and homelessness crises, by helping 1.5 million LARSO tenants across LA stay in their homes. Cap the rent at 3%! Thank you.

Communication from Public

Name: Hailey

Date Submitted: 11/09/2025 12:24 PM

Council File No: 23-1134

Comments for Public Posting: I am writing to support the updates to LA's Rent Stabilization Ordinance. It is a great move that helps people like me survive in this city. I urge the passing of it at the vote this week.

Communication from Public

Name: Zachary S Fox

Date Submitted: 11/10/2025 10:19 AM

Council File No: 23-1134

Comments for Public Posting: At a time when costs are skyrocketing across the country and the ACA is in jeopardy, we need protections for tenants. The RSO currently proposed is a sensible one that keeps rent increases reasonable for both tenants and landlords. I strongly urge the council to vote yes on this crucial RSO

Communication from Public

Name: Nan

Date Submitted: 11/10/2025 02:39 PM

Council File No: 23-1134

Comments for Public Posting: I am submitting public comment to beg you to keep families in their homes, and prevent homelessness! We must cap the rent at 3% Please fully support Keep LA Housed recommendations with no carve outs and no exemptions! This is the humane and fiscally responsible choice!

Communication from Public

Name: Ann Peterpaul

Date Submitted: 11/10/2025 02:40 PM

Council File No: 23-1134

Comments for Public Posting: The rent in Los Angeles is too high. Please cap the yearly increase at 3%.

Communication from Public

Name: C.F

Date Submitted: 11/10/2025 02:47 PM

Council File No: 23-1134

Comments for Public Posting: As a Native Californian, and long time resident of Los Angeles, I strongly support the rent cap proposal. I am a Senior, and on a fixed income. Every year my rent goes up, and every year, there is less for other important living and quality of life expenses, like healthcare and quality nutritious food. I am a frugal person, and spend my money on necessities, but every year it gets harder. One day, I fear I will not be able to afford to live here, or even in California, my home State, and not only does that break my heart, as a Senior, with some health issues, having to move would be extremely adverse for me. I know I am not the only Senior, nor the only person facing this potential reality.

Communication from Public

Name: Jessie
Date Submitted: 11/10/2025 05:58 PM
Council File No: 23-1134
Comments for Public Posting: Housing is a Humans right.

Communication from Public

Name: Brenda Lopez
Date Submitted: 11/10/2025 06:28 PM
Council File No: 23-1134
Comments for Public Posting: Please pass the rent cap

Communication from Public

Name: Olga Hernandez

Date Submitted: 11/10/2025 06:34 PM

Council File No: 23-1134

Comments for Public Posting: Hi, my name is Olga Hernandez. I would really appreciate a yes vote on no higher than a 3% rent cap. I'm on a limited income and anything higher than a 3% would be devastating. I am a senior citizen and on a limited income please vote yes on 3% Rent cap. Thank you, Olga Hernandez

Communication from Public

Name:

Date Submitted: 11/10/2025 06:35 PM

Council File No: 23-1134

Comments for Public Posting: Please cap rent increases at 3% with no floor. Many people live paycheck to paycheck, and increase in rent would be detrimental. Food prices are high and health care prices are going up too. Please cap rent at 3%. Thank you, a constituent (District 2).

Communication from Public

Name: Hugo Carrillo

Date Submitted: 11/10/2025 06:38 PM

Council File No: 23-1134

Comments for Public Posting: Access to housing is a human right, and our government, our City Council, should regulate and protect this right. Los Angeles priced out my parents years ago, now my brother and his family are next in line. He's planning on moving to Texas, a state he detest, but it's the only place he can afford a home for his family. This is unjust, Los Angeles is for everyone that calls this place home, and this should NOT be based on socioeconomic status and class. Working class families should be able to safely live in this city just as much as rich, who in fact rely on the labor and spending of every other class in order to create and maintain their wealth.

Communication from Public

Name: Lisa Anderson

Date Submitted: 11/10/2025 06:52 PM

Council File No: 23-1134

Comments for Public Posting: I am a renter in Los Angeles and writing in support of the Keep LA Housed Coalition's proposal to strengthen LARSO by: calculating rent increases based on 60% CPI, capping increases at 3% with no floor, removing bumps for utilities and additional occupants, and saying no to rent banking. This will help make living more affordable in LA, which benefits everyone. The city cannot afford the housing crisis to get any worse, and the items listed above will help prevent that. As a renter, I can barely afford rent as it is, and I know so many people in the same position. As a constituent, I will really be looking to the Council members to make sure they are championing tenants and voting for a 3% rent cap, 0% floor, at 60% CPI. To the city council: Please do the right thing - we're counting on you.

Communication from Public

Name:

Date Submitted: 11/10/2025 06:54 PM

Council File No: 23-1134

Comments for Public Posting: I writing to urge support for Keep LA Housed Coalition's proposal to strengthen the Los Angeles Rent Stabilization Ordinance (LARSO). Specifically, -Calculate rent increases based on 60% of the CPI All Items -Cap rent increases at 3% with no floor -Remove rent bumps for utilities and additional occupants =Say no to rent banking I was encouraged to hear that the Housing & Homelessness Committee approved these recommendations, and I hope you will vote yes when they come before the Full Council. As your constituent, I will be looking to you to champion tenants and support a 3% rent cap, 0% floor, and 60% CPI formula. I've made a home here in Los Angeles and want to continue being part of this great city. However, rising rents are making it increasingly difficult. I also have a child with chronic health issues, which takes up a large portion of my finances. Knowing that the Council is working to protect renters through policies like these makes a real difference for families like mine. Thank you!

Communication from Public

Name: Gary Tewalestewa

Date Submitted: 11/10/2025 07:01 PM

Council File No: 23-1134

Comments for Public Posting: There are many Native American families like mine on the brink of becoming homeless in Los Angeles due to ongoing increasing rent hikes, our efforts to try and keep up with overall cost of living rocketing prices has reached breaking points to sacrifice college education careers, access to medical assistance, childcare, elderly care, & sufficient nutrition., Many families like ours depend on LA public bus & train transportation to reach our jobs, schools, doctors appointments, grocery markets etc. so bus and train expense usage everyday is another vital expense. Due to increasing rent hikes we have even discussed having to choose which family members back to reservation. We Native Americans were the first in our own country to be homeless forced by federal government eminent domain now homelessness encompasses all hard working families of color. Most recently my sister's family was forced to move out due to the ellis act law and trying to find housing is overwhelming, It's very sad to see so many families of all origins being forced out on the street because of ongoing rent hikes, we always thought there was only one skid row in downtown Los Angeles, but we now see a whole new second skid row has arisen at the 6th & Alvarado Street area - while riding the bus to Food for Less Market in that area all you see now are homeless encampments every which way. No hard working American should be forced to live in the streets because their paycheck couldn't keep up with rising rent cost - do the right thing make renting affordable, Kwakwai Duwha Eh in our language means 'thank you'.

Communication from Public

Name: Matt B

Date Submitted: 11/10/2025 07:40 PM

Council File No: 23-1134

Comments for Public Posting: I am a renter who lives in Los Angeles. Please vote "Yes" on the updated RSO formula that caps rent increases at 3%. The current formula has allowed rents to rise far too quickly. As a direct result, thousands are homeless and thousands more are hanging by a thread financially. Meanwhile, a small class of well-to-do landlords gets to pocket money they do not need. The cost of living is exploding. I am nervous about my situation if rents are allowed to keep rising at the current rate. I know other people who will definitely be priced out of their homes soon if rents keep rising as they are. We urgently need rents to be brought under control. Landlords do NOT need whatever profit margins they will lose when rents are brought under control. So I ask once again: Vote "Yes" on the updated RSO, and cap the rent at 3%!

Communication from Public

Name: Dean Finch

Date Submitted: 11/10/2025 07:52 PM

Council File No: 23-1134

Comments for Public Posting: As a senior citizen retired but low income, living in the SAME shoddy apartment for THIRTY YEARS in N Hollywood I STRONGLY urge the passing of this action that - Caps rent increases on rent-stabilized apartments at 3% - Lower the floor for rent increases from 3% to 0% - Close the utility loophole that now allows landlords to charge an extra 1-2% on rent. My old building gets a PASS on NOT being able to fix a circuit that FAILS when the temps reach over 85° !! My Soc Sec can't keep up with the raises as is and I don't think its fair landlords can RAISE RENT when the building doesn't even pass CURRENT SAFETY or electrical CODE. Please, and THANK YOU

Communication from Public

Name: Emily

Date Submitted: 11/10/2025 08:14 PM

Council File No: 23-1134

Comments for Public Posting: I am in favor of approving a rent control formula that protects working people. Cap rent at 3%. Protect the heart and soul of LA which is working class people and families that are just trying to get by and can't afford to pour all of their money into keeping a roof over their heads.

Communication from Public

Name: Cinzia Zanetti

Date Submitted: 11/10/2025 08:16 PM

Council File No: 23-1134

Comments for Public Posting: We must lower the percentage amount rents can increase annually. The rents in Los Angeles are ALREADY extremely high and we have so many unhoused people struggling. We must also preserve older buildings as much of the RSO housing stock exists in those buildings. Continuous rent increases in a city where it is already super high is criminal. It is anti-people and contributes to talented people leaving and it is ADDING to the unhoused problem. We must stabilize housing. Please vote to cap the allowable rent increases. Thank you.

Communication from Public

Name: Joy Wingard

Date Submitted: 11/10/2025 09:13 PM

Council File No: 23-1134

Comments for Public Posting: Rents in LA are already way too high. The cost of EVERYTHING in LA is too high. Add to that, that many people work in the entertainment industry which is obviously a massive employer of the majority of Angelenos and that industry is in major crisis mode -- with the majority of people in that field unemployed and unable to find work -- even in other fields, heck even part-time minimum wage jobs are difficult to find for many of us. People have been leaving LA in droves because it's too expensive to live here, even if they don't work in entertainment. The city of LA is a hot mess on many fronts and I hope that you don't want to add to the homeless population here. The Los Angeles City Council's Housing and Homelessness Committee has put forth a good proposal and I ask the LA City Council to vote IN FAVOR of it.

Communication from Public

Name: Derek Kliewer

Date Submitted: 11/10/2025 09:32 PM

Council File No: 23-1134

Comments for Public Posting: Cap the rent control rate at 3% to protect working class people, who have not seen salaries rise with inflation and rent!

Communication from Public

Name: Gabe von Ruden

Date Submitted: 11/10/2025 09:32 PM

Council File No: 23-1134

Comments for Public Posting: Stricter rent control is long overdue in Los Angeles. I have been a renter since November 2020 when my rent was \$2500. It is currently \$2900, which is an increase of 16% over 5 years. Thankfully I have an individual owner, who has been relatively kind to us. I know it's been far worse for others, including some of my friends. The situation is unsustainable and unjustifiable. The largest operating expense to property owners is mortgage, which not only has a fixed amount but also has interest which can be fixed via an interest rate swap. The current policy is basically no rent control at all. Inflation plus like 5% or something. Why even have rent control at that point? Do better for your constituents and restrict what these property owners, particularly the corporate and fund-owned, can do to us.

Communication from Public

Name: Martin Isenberg
Date Submitted: 11/10/2025 11:08 PM
Council File No: 23-1134

Comments for Public Posting: Putting politics aside for a moment I just want everyone on the council to consider what it means to live a dignified life in a free country. Our teachers, bus drivers, nurses, students, and so many others work incredibly hard to give back to our city. They all work as productive components in an economic machine that keeps the city afloat and day by day, year by year, that same economic system becomes more detached from them. They made concessions when the economy told them they would most likely never be able to buy a house, when their utility bills went up, when the cost of living skyrocketed (by 45% in the last 25 years!). All across the board, the world, Los Angeles in particular, has become a very difficult place to live; even as productive members of society our dignity has been stripped away from us and the ability to identify as “middle class” is long gone. Our elected representatives cozy up with real estate lobbies like the California Apartment Association, taking kickbacks in the form of campaign contributions, telling us that our comfort, our well-being, our ability to raise a family is not as important as someone else’s investment. Put differently, the stability of those that build our city is not something city council and many other politicians seems to be concerned about. The rent cap as it stands is meant to insulate landlords against the cost of living, it’s meant to protect their investment and allow them to profit more. But where is our relief? The cost of living, rent specifically, has outpaced wage growth substantially for a very long time and, to be frank, a 3% cap doesn’t even begin to remedy the situation...but it’s the best we can do for now. Those in power in Los Angeles have effectively taken money out of hardworking people’s pockets and handed it over to landlords over the course of decades by making these allowable rent increases the norm. The fact of the matter is that one man’s home should not be another’s investment opportunity—but of course that ship sailed a long time ago. Let’s do the best we can at this point and at the very least offer renters some semblance of relief and cap allowable rent increases at 3%. It doesn’t go nearly far enough but it’s a step in the right direction. Let’s give some dignity back to the people that build our communities and ensure a fruitful future for the next generation of Angelenos. When you consider the fact that 64% of buildings with 5-49 units and 47% of ALL rental properties are

corporately owned, it's clear that a vote against this is a vote against Los Angeles. Against the idea that we are a community. A vote against this is a vote for an ugly world where corporate greed and investment opportunity is prioritized over Angelenos right to live a stable modest life in the city that they helped build. If we keep prioritizing profit over life, what kind of city will be left? I urge you to vote in favor of this motion and cap the rent at 3%.

Communication from Public

Name: Alison Regan

Date Submitted: 11/10/2025 03:28 PM

Council File No: 23-1134

Comments for Public Posting: I support the proposed revisions to the LARSO. These changes will help both landlords and tenants understand how likely annual rent increases are calculated. The 3% cap is reasonable given that Costa-Hawkins does not allow the City to set initial rents, so landlords can charge whatever they want at the beginning of a tenancy. If by some chance, a landlord is not making a fair return, they can petition the City for a rent increase. These are common sense changes that will bring LA in line with other rent-stabilized jurisdictions in the region. Thank you for your leadership on this important topic.

Communication from Public

Name: Ceci Stratton

Date Submitted: 11/10/2025 03:40 PM

Council File No: 23-1134

Comments for Public Posting: We as renters in Los Angeles desperately need reform to the rent control formula. LARSO must be changed immediately to cap rent increases, remove unfair add-ons for utilities or extra tenants, and eliminate the floor that forces automatic rent hikes. Landlords have not been kind to the renting class throughout Los Angeles. Their livelihoods are not at stake with a cap at 3% of the rent increase, but the quality of life of the average renter is diminishing each moment in the current economic landscape. The unhoused population need a chance, and the rent increase is a moving target. Now is the time for change.

Communication from Public

Name:

Date Submitted: 11/10/2025 04:06 PM

Council File No: 23-1134

Comments for Public Posting: Los Angeles City Council Members please pass the 3% maximum cap on rent that the Los Angeles Housing and Homeless Committee passed last week. There are so many homeless people and low income and even middle class struggling to afford the high rent cost.

Communication from Public

Name: Jacqueline Nelson

Date Submitted: 11/10/2025 04:14 PM

Council File No: 23-1134

Comments for Public Posting: Subject: Proposal – Require Landlords to Provide Independent Environmental Inspection Reports for Secondhand Smoke Complaints Dear Members of the Los Angeles City Council and Los Angeles Housing Department, Los Angeles tenants continue to suffer from secondhand marijuana and tobacco smoke in multi-unit housing. When residents report these hazards, landlords frequently deny the existence of the problem without ever ordering an independent inspection. This leaves tenants—especially seniors, children, and those with respiratory illness—without protection or proof. I urge the City to adopt a local ordinance requiring: 1. When a tenant submits a written complaint about secondhand smoke infiltration, the landlord must hire a qualified indoor-air or environmental inspector within 14 days. 2. The inspector’s written report must identify the source, type, and concentration of contaminants and recommend remediation steps. 3. The landlord must provide a copy of that report to both the tenant and the Los Angeles Housing Department (LAHD). 4. Failure to comply constitutes a violation of Los Angeles Municipal Code §151.09(A) (duty to maintain habitable housing) and subjects the landlord to administrative penalties. This simple reporting requirement would prevent landlords from dismissing legitimate health complaints and would create objective evidence for enforcement under California Civil Code §§1941.1, 1942.5, and Health & Safety Code §17920.3. The City already requires lead-paint and mold inspections under certain circumstances. Secondhand smoke presents similar toxic exposure risks and should be treated with equal seriousness.

Communication from Public

Name: Kevin

Date Submitted: 11/10/2025 04:26 PM

Council File No: 23-1134

Comments for Public Posting: Out of control rent increases are making landlords rich off the backs of the working class people who make this city run. My rent jumped 8% in one year because our rent control laws are horrible! If this happens twice more, that's a 30% increase in 3 years - that is TOTALLY UNACCEPTABLE and UNSUSTAINABLE!

Communication from Public

Name: April M Barnes

Date Submitted: 11/10/2025 04:26 PM

Council File No: 23-1134

Comments for Public Posting: Subject: Support the 3% Rent Cap — Protect Families from Exploitation and Housing Insecurity To: Los Angeles City Council Members Re: Council File No. 23-1134 — Rent Stabilization Ordinance Dear Council Members, I'm writing to urge you to vote YES on the proposed 3% rent-increase cap and to close the existing loopholes that have allowed widespread abuse of Los Angeles tenants. As someone who has personally endured the devastating effects of slumlords, fraudulent property managers, and judicial corruption in Los Angeles, I know how urgently this measure is needed. My family and I were directly impacted by predatory rent hikes, property neglect, and retaliatory evictions—all of which not only endangered our health and safety but fueled the larger machinery of homelessness profiteering that continues to plague this city. Behind every eviction and every unjust rent increase, there are real people—families, children, elders, and disabled residents—whose lives are destabilized. Too often, these actions are enabled by a broken legal and financial system that treats human suffering as a commodity. We've seen how these conditions are monetized through securities tied to housing debt and displacement, allowing unethical landlords and complicit officials to profit from homelessness itself. The proposed 3% cap is not merely an economic adjustment—it's a moral and humanitarian imperative. It restores a measure of dignity, stability, and fairness for the people of Los Angeles who deserve safe, affordable homes without fear of exploitation. I stand in full support of:

- A 3% rent cap on rent-stabilized units
- Removal of the utility and move-in loopholes that landlords exploit
- Accountability and enforcement measures to ensure compliance

Please choose the side of justice, community, and compassion—vote YES on this ordinance. Respectfully submitted, April M. Barnes Ecclesiastical Executrix & Head of State Yupaha Kongaree Nation International Ecclesiastical Trust Los Angeles Resident & Advocate for Housing Justice

Communication from Public

Name:

Date Submitted: 11/10/2025 04:32 PM

Council File No: 23-1134

Comments for Public Posting: Please vote YES to cap rent increase at 3% we are drowning out here with the high cost of living!

Communication from Public

Name: Lisa Evans

Date Submitted: 11/10/2025 04:35 PM

Council File No: 23-1134

Comments for Public Posting: Asking Los Angeles City Council Members to vote YES on 3% RENT CAP.

Communication from Public

Name: LaMiah D Jenkins
Date Submitted: 11/10/2025 05:04 PM
Council File No: 23-1134
Comments for Public Posting: Vote yes on 3% rent cap

Communication from Public

Name: Natalie Lall

Date Submitted: 11/10/2025 05:08 PM

Council File No: 23-1134

Comments for Public Posting: Hi There, I am once again commenting to express my support for Keep LA Housed's demands for the RSO formula to Cap increases at 60% CPI or 3% with no minimum increase and to get rid of unfair additional increases for utilities and extra occupants. I am so thrilled the full City Council is going to consider updating (LARSO) and I hope to see these revisions come to fruition.
Thank you, Natalie CD4

Communication from Public

Name: Rachel

Date Submitted: 11/10/2025 05:17 PM

Council File No: 23-1134

Comments for Public Posting: Dear Los Angeles City Council Members, I urge you to vote YES on the 3% rent cap ordinance during your meeting on Wednesday, November 12, 2025 at 10AM. This ordinance is a critical step toward protecting renters across Los Angeles from unjust and destabilizing rent hikes. The Housing and Homelessness Committee has already approved this measure, and now it's time for the full Council to stand with tenants. These changes are fair, necessary, and long overdue. LAHD's recommendation of higher percentages would only deepen the housing crisis. Please vote YES and show that Los Angeles prioritizes housing stability and equity.

Communication from Public

Name:

Date Submitted: 11/10/2025 05:24 PM

Council File No: 23-1134

Comments for Public Posting: Too many people already cannot afford rent as it is with low wages not keeping up with inflation. It would be cruel NOT to cap rent increases at 3%. By doing so you will help keep people housed and off the streets.