

Communication from Public

Name: Terry Ballentine
Date Submitted: 03/04/2025 08:22 AM
Council File No: 25-0006-S16
Comments for Public Posting: Item #13. Vote NO. Small property owners are still recovering from COVID moratorium's and rent freezes. Please reduce the term to 6 months and require proof that there was an economic impact from the fires from the tenant.

Communication from Public

Name: Desobry E Bowens

Date Submitted: 03/04/2025 07:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: Desobry E. Bowens 6709 La Tijera Blvd PMB 300 Los Angeles, CA 90045 Bowenspv@gmail.com 310-666-8393 February 3, 2025 Los Angeles City Council 200 N. Spring Street Los Angeles, CA 90012 Re: Opposition to Proposed Moratorium on Evictions for Non-Payment of Rent Dear Members of the Los Angeles City Council, I am writing to formally oppose the proposed moratorium on eviction for non-payment of rent. As a small landlord in Los Angeles, this measure will have a severe and adverse impact on my ability to continue operating as a housing provider. Small landlords, like myself, cannot afford to continue shouldering the burden of tenants' inability to pay rent, especially when we are already under pressure from rising operating costs. We are faced with ongoing compliance requirements, mortgage payments, repairs, and utility costs. Unlike larger property owners or corporate landlords, we do not have the financial cushion or resources to absorb tens of thousands of dollars in unpaid rent. While I understand and sympathize with the desire to protect tenants, particularly in the wake of tragic events in January, we must also consider the significant financial strain this places on landlords who are already struggling to maintain their properties and fulfill their own financial obligations. Tenants have signed a contract with a clear understanding of their responsibilities, and they should be held accountable for not meeting those obligations. This moratorium unfairly shifts the financial burden to housing providers who are already operating on thin margins. Furthermore, the rent increase cap of just 4% over the past five years has not kept pace with inflation or the rising costs of maintaining properties. In fact, by conservative estimates, expenses have increased by at least 15%, and many of us are finding it difficult to even keep up with the Consumer Price Index (CPI), let alone maintain our ability to make necessary repairs or provide for the long-term viability of our businesses. This creates an untenable situation where small landlords are expected to operate at a loss. The potential consequences of this moratorium are dire for small landlords. Many of us are already stuck with rent rates that are at or below market value, and the risk of a tenant failing to pay could easily force us to dip into personal savings or take on significant debt. On top of that, the prospect of incurring legal fees when we

are finally able to begin the eviction process—while tenants are provided with free legal assistance—adds an additional layer of financial hardship that many small landlords simply cannot bear. I strongly urge the Los Angeles City Council to reconsider this moratorium and explore more balanced solutions that take into account the financial realities facing both tenants and landlords. We need measures that support tenants in distress while ensuring that small housing providers are not pushed into untenable financial situations that could ultimately result in a reduction in the availability of rental housing. Thank you for your attention to this matter. I look forward to a thoughtful and fair solution that works for everyone in our community. Sincerely, Desobry E. Bowens President Bowens Property Ventures, LLC

Desobry E. Bowens
6709 La Tijera Blvd PMB 300
Los Angeles, CA 90045
Bowenspv@gmail.com
310-666-8393

February 3, 2025

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: Opposition to Proposed Moratorium on Evictions for Non-Payment of Rent

Dear Members of the Los Angeles City Council,

I am writing to formally oppose the proposed moratorium on eviction for non-payment of rent. As a small landlord in Los Angeles, this measure will have a severe and adverse impact on my ability to continue operating as a housing provider.

Small landlords, like myself, cannot afford to continue shouldering the burden of tenants' inability to pay rent, especially when we are already under pressure from rising operating costs. We are faced with ongoing compliance requirements, mortgage payments, repairs, and utility costs. Unlike larger property owners or corporate landlords, we do not have the financial cushion or resources to absorb tens of thousands of dollars in unpaid rent.

While I understand and sympathize with the desire to protect tenants, particularly in the wake of tragic events in January, we must also consider the significant financial strain this places on landlords who are already struggling to maintain their properties and fulfill their own financial obligations. Tenants have signed a contract with a clear understanding of their responsibilities, and they should be held accountable for not meeting those obligations. This moratorium unfairly shifts the financial burden to housing providers who are already operating on thin margins.

Furthermore, the rent increase cap of just 4% over the past five years has not kept pace with inflation or the rising costs of maintaining properties. In fact, by conservative estimates, expenses have increased by at least 15%, and many of us are finding it difficult to even keep up with the Consumer Price Index (CPI), let alone maintain our ability to make necessary repairs or provide for the long-term viability of our businesses. This creates an untenable situation where small landlords are expected to operate at a loss.

The potential consequences of this moratorium are dire for small landlords. Many of us are already stuck with rent rates that are at or below market value, and the risk of a tenant failing to pay could easily force us to dip into personal savings or take on significant debt. On top of that, the prospect of incurring legal fees when we are finally able to begin the eviction process—while tenants are provided with free legal assistance—adds an additional layer of financial hardship that many small landlords simply cannot bear.

I strongly urge the Los Angeles City Council to reconsider this moratorium and explore more balanced solutions that take into account the financial realities facing both tenants and landlords. We need measures that support tenants in distress while ensuring that small housing providers are not pushed into untenable financial situations that could ultimately result in a reduction in the availability of rental housing.

Thank you for your attention to this matter. I look forward to a thoughtful and fair solution that works for everyone in our community.

Sincerely,

Desobry E. Bowens
President
Bowens Property Ventures, LLC