

Communication from Public

Name: Violeta Sandoval

Date Submitted: 02/01/2025 10:18 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, As a landlord myself, I would like to ask to help protect tenants from evictions but also protect the small landlords. During COVID, there were emergency rental assistance for those who lost jobs etc. I believe this would be the best course of action as many small landlords could default on their loans which would still result in the tenant eviction. Do the right thing and assist tenants and protect the small landlords. Thank you for your time.

Communication from Public

Name: Michele Cheowtirakul

Date Submitted: 02/05/2025 03:15 PM

Council File No: 25-0006-S16

Comments for Public Posting: The proposal to disallow a 2025 rent increase is concerning and is yet another policy that puts pressure on my ability to continue as a small, non-corporate landlord in the City of Los Angeles. While I will support the concept of protecting people where they cannot protect themselves, this broad-based moratorium approach seems unnecessary and harmful. To be clear, I will be harmed, as I imagine my fellow small landlords will. I understand the council has already passed a moratorium for fire-displaced residents. Also, rather than harming all property owners, many of whom may not have property relevant to fire-affected individuals, wouldn't it be more efficient and effective to provide direct rental assistance to those specifically in need. I cannot speak to the motives of the officials proposing the broad moratorium. But this certainly feels like an overreach when there are other more direct means to address the stated problem. If this were to pass, owners will only have been able to increase rents 4% in the 6 years while prices in the LA area have gone up around 20% from end of 2019 to 2025 per the BLS (https://www.bls.gov/regions/west/news-release/consumerpriceindex_losangeles.htm). Like all people, owners too are subject to inflation, as well as price gouging. As I look through my records, maintenance charges are up by as much as 50% or more for a given service since 2019. When that is multiplied by increased frequency of maintenance requests and capex investment due to: 1) increased wear and tear due to remote work 2) increased severe weather events 3) RSO policies that make it difficult and costly to remove obvious unapproved occupants and/or subletting violators, the unsustainability of the math is obvious. 4% revenue increase against 20-50% cost increase would be difficult for a scaled operator to withstand, let alone a small operator. This is even before factoring that my insurance will have gone up 2-5x since 2019, once I renew, due to the failing CA insurance market. This is before factoring higher interest rates for those of us who have mortgages coming due. Before 2019, I rarely raised rent on my non-rent control property. Severe weather was rare. Repair frequency and cost were reasonable. I was happy to have good tenants and raise the rent, only as needed, if I foresaw significant repairs on the horizon. Statewide rent control plus extreme inflation on maintenance costs and increased uncertainty in insurance and disaster costs have forced me to raise rent at each opportunity I get to be sure I can cover contingencies. If I don't take the annual raise opportunity, I can't cover costs the next time there is a catastrophic event that spikes prices. I don't like doing it. But rent control forces me to take it every year, because I will lose the opportunity if I don't. LA RSO 3% nowhere near covers the increased costs to run a property in today's environment. The rent control policies have increasingly created an environment of distrust and animosity, and extra cost consulting lawyers to make sure a good deed or an operating decision doesn't create a legal liability that an opportunistic tenant might take advantage of due to the new policies and courts at their back. This is unlike what existed before in tenant-owner relations. I simply ask that council members remember to treat property owners as people too in the creation of policy as we ALL face this new, expensive, uncertain environment that affects EVERYONE. Stop punishing good landlords who respect their tenants and take seriously their responsibility for providing clean safe housing, for the transgressions of those who do not. The aggregate of the policies post since 2019 are tantamount to a message that property owners and their families and their rights don't matter. Just as it would not be right to discriminate against individuals who need affordable housing, how can a broad-based discrimination of a class of people who happen to provide housing as their line of work be repeated again and again. We have been blamed for everything from price gouging to the homelessness problem. That is not me and how I operate. Enough is enough. The housing affordability and homelessness issues do not end until everyone takes responsibility for their part. Stop scapegoating property owners when there are many of us working to provide an honest, quality service. Stop using broader systemic issues as a way to push policy that will push more and more of us out of property ownership in Los Angeles and to likely be forced sell our properties to the predatory corporate owners who are already circling. Respectfully. Michele Cheowtirakul

Communication from Public

Name: clara

Date Submitted: 02/03/2025 03:54 PM

Council File No: 25-0006-S16

Comments for Public Posting: REGARDING AGENDA ITEM 51B— My name is Clara and I live in CD13. I'm urging you to vote YES on 51B— 10,000 dollars is completely meaningless to landlords who make much more than that in rent each month. It gives them the green light and a favorable cost-benefit analysis and does nothing to enforce the ban on rent gouging. Weak enforcement is fueling this crisis—it's unthinkable that only two landlords have been charged thus far. Tenants don't have the money to prosecute, and the city is not doing its job of curtailing the power that landlords have to exploit vulnerable people. We need steeper fines, aggressive enforcement, and actual accountability to protect tenants. We need a rent freeze and eviction moratorium! Please stop illegal rent gouging and vote YES on 51B. This is an issue that we care deeply about. You have the ability to make LA a beautiful and welcoming place where everyone can thrive. That's the dream that many have when moving here, and that the people growing up here want to see into their adult lives. Please stop exploitation and actually enforce this ban.

Communication from Public

Name:

Date Submitted: 01/28/2025 11:26 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote NO on 15 Citywide proposed rent freeze and eviction moratorium Thank you

Communication from Public

Name: Wendy Silva

Date Submitted: 02/03/2025 05:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Wendy. I'm from InnerCity Struggle and I live in Los Angeles, City District 14. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Debi Lee

Date Submitted: 02/04/2025 09:48 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please do not implement ANY MORE rent control in LA, or elsewhere! You have no understanding how it hurts housing providers and tenants alike. Would you go into a restaurant and demand filet mignon at \$10 a plate because you don't have the \$40 a plate to pay for it? No! It wouldn't work- so stop targeting the rental housing business. We will all eventually get fed up sell out and the city can deal with managing rentals- which isn't that fun- I've been doing for over 30 years. Debi Lee

Communication from Public

Name: Alison MacCracken

Date Submitted: 02/04/2025 09:51 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Committee, I strongly oppose any additional rent caps, freezes or eviction protections. As a business owner and community member in Pacific Palisades, I have had to adjust to our new reality and there are plenty of relief programs to gain assistance. If assistance cannot be found or given, it is because the person was improperly employed to begin with and will need to make better choices. If you rob people of the opportunity to learn from their mistakes, they will never grow and only expect to be bailed out. It is not the job of the landlords or the government to bail out people that are not working within our laws. These fires have required every single one of us to embrace a new reality. Not one person finds this easy, no matter what is in their bank account. Stop disbursing other peoples money to people who have not lost their homes!!

Communication from Public

Name: Y. Charlie

Date Submitted: 02/04/2025 09:51 AM

Council File No: 25-0006-S16

Comments for Public Posting: I urge you to vote NO on the proposed eviction moratorium and rent freeze. This measure is an extreme overreach—the City has already enacted protections for fire-displaced residents, making additional broad regulations unnecessary and burdensome. As a mom-and-pop landlord, I rely on the income from my rental property to survive and pay my mortgage. Policies like this put small landlords like me in an impossible position—expected to shoulder the financial burden without any relief of our own. Many of us are not large corporations; we are working individuals trying to stay afloat, and these restrictions could force us into financial distress or even foreclosure. Rather than imposing new regulations that punish responsible landlords, the City should focus on targeted solutions that truly help tenants in need—such as using ULA funds for direct rental assistance. This approach ensures that renters receive support without forcing landlords into unsustainable losses. Los Angeles needs fair and balanced policies that protect both tenants and housing providers. Please vote NO and advocate for solutions that help without harming small property owners. Thank you for your time and consideration.

Communication from Public

Name: Michelle B

Date Submitted: 02/04/2025 09:52 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Michelle. I live in City District 1. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Keith Moret

Date Submitted: 02/04/2025 09:55 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Councilmembers- I urgently request that you decline the pass the Eviction Moratorium and Rent Freeze. As a "Mom & Pop" operator, I am extremely frustrated that the city is considering this unfair ordinance. I am doing my best to provide much needed safe and affordable housing for the community. I feel abandoned and disenfranchised from the regulatory and financial hurdles I am facing. All of my expenses from insurance, utilities, trash, etc. have skyrocketed, and I am handcuffed by rent control from keeping up. Please be fair to housing providers. We deserve to fair treatment

Communication from Public

Name: Seth Phillips

Date Submitted: 02/04/2025 09:20 AM

Council File No: 25-0006-S16

Comments for Public Posting: Rent freezes will hurt multifamily owners who are still trying to recover from the Covid rent freezes.

Communication from Public

Name: Cooper Layne

Date Submitted: 02/04/2025 09:26 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Council, As a small landlord suffering through the Covid-19 eviction moratorium for nearly 4 years, I watched all of our expenses continue to rise. This includes mortgage interest, DWP, So. Cal Gas., Waste Management (trash removal), insurance (up 40%), repairs and maintenance costs (30% increase 2024 over 2023), and the list goes on. Unless you are going to require grocery stores give away free food, gasoline stations to give away free gas, utilities to give away free services, restaurants to give away free meals, please don't allow people to live without paying rent, as HOUSING is the commodity we provide. In addition, during Covid, we had tenants who were not paying rent, but had brand new cars parked in their parking spaces. Please explain that math. Real world questions for you. As soon as tenants realize they can pay no rent, and still not be evicted, why would anybody continue to pay rent? Do you not see how interfering with the free market has caused this current insurance crisis, by refusing Insurers' rate increase requests? After these huge losses from the fires, we all will be paying greatly (and abruptly) increased premiums, when rates could have been allowed to gradually increase over time (which is far easier to absorb on the bottom line). If your body would like to reimburse every landlord the rent they were collecting for every tenant who stops paying, let's discuss. Otherwise, NO MORE EVICTION MORATORIUMS. You are not going to legislate homelessness away.

Communication from Public

Name:

Date Submitted: 02/04/2025 09:40 AM

Council File No: 25-0006-S16

Comments for Public Posting: Additional proposals are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new proposals, the City should use ULA funds for direct rental assistance to those truly in need.

Communication from Public

Name: Maya Donnelly

Date Submitted: 02/05/2025 04:11 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Maya Donnelly . I'm from SAJE and I live in City Council District 1. I am calling in support of Item 2 on Wednesday's Housing and Homeless Committee agenda with amendments to restore the temporary rent increase pause and to remove the burdensome documentation requirement from the eviction defense added to the motion. I urge the Councilmember to vote yes on item 2 and move forward with eviction protections and a rent freeze for RSO units. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support financial aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been almost a month since the wildfires. As a member of the Housing and Homeless Committee, we call on your leadership to take action now. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you, Maya

Communication from Public

Name: Gabriel

Date Submitted: 02/04/2025 11:51 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please do not harm landlords who are renting in a regular and honest way, not gouging. Landlords have had enough unnecessary pain and over-reach from the LA government as it is, and are still reeling from the fascist COVID renter agenda.

Communication from Public

Name: Lisa Potier

Date Submitted: 02/04/2025 12:00 PM

Council File No: 25-0006-S16

Comments for Public Posting: PLEASE do not implement an Eviction Moratorium and Rent Freeze in Los Angeles because of the Palisades and AltaDena Fires. The Covid moratorium was a disaster to implement and had enormous unreported fraud and abuse of the program. Being a realtor and property manager (and democrat for that matter), I will tell you horror stories of abuse. We lost 15,000 homes in the fires. This did not affect all of Los Angeles. DO NOT make this a CITY WIDE ISSUE. IT IS NOT!!! Give out money to the victims to help with housing. I LOVE the rent caps put in place. BUT DO NOT micro manage a process that will work itself through on its own. Our recent local government has decided that our city will not run, without a heavy hand in EVERYTHING. Throwing huge amounts of money at issues. It's just not necessary! Lisa Potier

Communication from Public

Name:

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

Council File No: 25-0006-S16

Comments for Public Posting: Honorable Los Angeles City Council: For over two decades, Found Animals has championed efforts to keep pets and people together in their homes, including through our Pet-Inclusive Housing Initiative. We appreciate Councilmembers Hernandez and Soto-Martinez for introducing this motion. In the wake of the devastating wildfires, which displaced so many people and pets, this motion is critical to ensuring landlords cannot evict a tenant solely based on the presence of traditionally unauthorized pets displaced by the wildfires. With at least 11,000 homes destroyed in the fires and roughly 60% of households owning one or more pets, we know that the wildfires have displaced at least 6,600 pets. Clearly, there is an urgent need to house these pets to avoid family separation and overwhelmed animal shelters. At the same time, we also recognize that landlords should be able to address legitimate safety and liability concerns when there is clear, documented evidence of dangerous or destructive pet behavior. These risks can be managed through transparency, communication, and clear pet agreements between property owners and residents. While breed and size restrictions should not be allowed, landlords should have protections to remove or restrict individual pets that pose a proven threat, with clear criteria and due process in place. Our Pet-Inclusive Housing Team stands ready to assist in these matters to strike a fair and balanced solution for all. Thank you.

MICHELSON

CENTER FOR PUBLIC POLICY

Honorable Los Angeles City Council:

For over two decades, Found Animals has championed efforts to keep pets and people together in their homes, including through our Pet-Inclusive Housing Initiative.

We appreciate Councilmembers Hernandez and Soto-Martinez for introducing this motion. In the wake of the devastating wildfires, which displaced so many people and pets, this motion is critical to ensuring landlords cannot evict a tenant solely based on the presence of traditionally unauthorized pets displaced by the wildfires.

With at least 11,000 homes destroyed in the fires and roughly 60% of households owning one or more pets, we know that the wildfires have displaced at least 6,600 pets. Clearly, there is an urgent need to house these pets to avoid family separation and overwhelmed animal shelters.

At the same time, we also recognize that landlords should be able to address legitimate safety and liability concerns when there is clear, documented evidence of dangerous or destructive pet behavior. These risks can be managed through transparency, communication, and clear pet agreements between property owners and residents. While breed and size restrictions should not be allowed, landlords should have protections to remove or restrict individual pets that pose a proven threat, with clear criteria and due process in place. Our Pet-Inclusive Housing Team stands ready to assist in these matters to strike a fair and balanced solution for all.

Thank you.

Vince Wong
Vice President, Public Affairs

Communication from Public

Name: sylvia

Date Submitted: 02/04/2025 12:42 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello...I am a 50+ year resident of Venice and a 35 year property owner/landlord. I see the result of inadequate renter protections in my neighborhood daily. It's outrageous. And now after the fires it will only get worse. Please do the right thing and vote to protect at-risk tenants. We landlords too can afford to take a bit of a hit in these trying times. Thank you.

Communication from Public

Name: Eva

Date Submitted: 02/04/2025 12:44 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge you to vote NO on the proposed rent freeze and eviction moratorium. This is an extreme overreach and completely unnecessary, given that the Council has already passed an eviction moratorium for fire-displaced residents. Instead of layering on more regulations, the City should be using ULA funds for direct rental assistance to those truly in need. As a mom-and-pop housing provider, I have already endured years of hardship since the beginning of COVID—multiple rent freezes, eviction bans, and skyrocketing insurance and maintenance costs. On top of that, like many small landlords, I am now suffering the financial impact of the recent fires. I had to request forbearance on my mortgage, and with the City changing access rules to burnt areas daily, I can't even plan for repairs or get help from contractors. How are we supposed to survive when the rules shift every day? What is the end game here? To suffocate every small housing provider until only corporations own real estate? Every single landlord I know in LA is talking about selling and getting out. Every single one. Enough is enough. If the City truly cares about keeping renters housed, then provide targeted financial relief instead of pushing more damaging policies that force small landlords out of the market. Vote NO. Sincerely, Eva - "mom and pop" landlord who is struggling too!

Communication from Public

Name: Joe Landry

Date Submitted: 02/05/2025 06:20 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am adamantly opposed to freezing rents or evictions related to the fires. Small mom and pop landlords, like myself, have born the brunt of the city's ills for 4 years during the pandemic and continue to do so. While our costs for utilities and insurance skyrocket it's outrageous that this would even be considered. We are already subjected to the city's draconian rent control measures. You will drive small landlords out of business.

Communication from Public

Name: Karen

Date Submitted: 02/04/2025 10:16 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Karen . I'm from SAJE and I live in CD9. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. When you vote YES to item 2 you are preventing further displacement or communities that are already living with rent burden. Everyone is affected by the wildfires, however, this goes beyond the devastation that recently took place, this is a surge in rent increases happening all over our city. Take action today!

Communication from Public

Name: Elizabeth Analco

Date Submitted: 02/04/2025 10:17 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, my name is Eliza. I live in LA County but work in LA City. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. City Council and their Mayor claim to want to help Angelenos but allowing rent to increase during this time is unacceptable. LA is a city of renters-- renters who were barely holding onto their housing before the fires and are now facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Elana Katyal

Date Submitted: 02/04/2025 10:24 AM

Council File No: 25-0006-S16

Comments for Public Posting: I am a realtor and a property owner and i invest in real estate in other states that respects the work and cost of being a landlord. Please do not make a housing moratorium. no more eviction moratorium and rent freeze. theres already an eviction moratorium for fire victims. Make building easier to house people.

Communication from Public

Name: Terresa Gerger

Date Submitted: 02/04/2025 10:34 AM

Council File No: 25-0006-S16

Comments for Public Posting: The proposals are an extreme overreach - and are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new and unnecessary regulations, the City should use ULA funds for direct rental assistance to those truly in need. As mom and pop landlords, my husband and I urge the committee to reject this proposal. Thank you

Communication from Public

Name: J.

Date Submitted: 02/04/2025 10:59 AM

Council File No: 25-0006-S16

Comments for Public Posting: Please reject this proposal outright. I wrote my council member before and I have read the amending resolutions. I am a tenant and a small landlord. Large or small all landlords have born the burden of covid rent freezes and eviction moratoriums. We must continue to pay rising costs of insurance, mortgages, maintenance and daily life. AB - 1482 is a statewide anti-gouging law that is already in place. The city does not need to punish landlords once again. These laws have unintended consequences of landlords deciding to sell housing and remove it from the rental market or hold it vacant when they could be renting it out short term or long term. Constricting supply is not the right move at this point. A one-sided grab into the pockets of housing providers only exacerbates the problems in ways you do not see coming.

Communication from Public

Name: Anna Petlevaya

Date Submitted: 02/05/2025 06:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please do not create a chaos you created mid COVID. People are fully protected by their insurance policies and they have been renting luxury accommodations around the city.

Communication from Public

Name: edna monroy

Date Submitted: 02/04/2025 02:12 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is edna monroy. I'm from SAJE, and I live in Council District 9. I'd like to comment on item 2, and general public comment. I urge the committee to vote YES on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Pablo Estupinan
Date Submitted: 02/04/2025 02:14 PM
Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Pablo Estupinan . I'm from SAJE and I live in CD 13. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. DO THE RIGHT THING! LA is a city of renters--renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Heather Gussman

Date Submitted: 02/04/2025 09:56 AM

Council File No: 25-0006-S16

Comments for Public Posting: ABSOLUTELY AGAINST!!! NO ONE WANTS THIS! THE HOMELESS PROBLEM WOULD BE A FRACTION OF WHAT IT IS IF THE MAYOR/GOVERNOR WOULD SEND EVERY HOMELESS PERSON BACK TO THEIR OWN STATE AND LET THEIR STATE PAY FOR THEM. SICK AND TIRED OF BARELY MAKING ENDS MEET, SACRIFICING & SUFFERING HAVING TO EARN LESS & PAY MORE ALL FOR THE SAKE OF TAKING CARE OF OTHERS. I PAY OVER \$2000 A YEAR FOR PUBLIC SCHOOLS ON MY PROPERTY TAXES, I HAVE NEVER HAD & CAN NOT HAVE CHILDREN. I HAVE TO PAY & PAY & PAY WITH ZERO SAY IN THE MATTER, BUT, GOVT IS GOING TO REGULATE MY EARNING POTENTIAL! GOVT RAISES THE COST OF EVERYTHING & LOWERS WHAT WE MAKE. ONE IS EITHER RICH, CHASING THEIR TAILS OR BROKE. "THE RIGHT TO PURSUE HAPPINESS", WHAT A SCAM, THE KEY WORD IS PURSUE, SPEND ONE'S WHOLE LIFE "PURSUING" AKA CHASING THE IMPOSSIBLE.

Communication from Public

Name: Fred Nab

Date Submitted: 02/04/2025 12:57 PM

Council File No: 25-0006-S16

Comments for Public Posting: Council: During COVID Landlords were handcuffed. Every time there is a state of emergency Landlords should be handcuffed. Like everyone else costs rise on them as well. Insurance is through the roof. Repairs are high. Vacancies take time and high cost to turn over to meet all required housing guidelines. By stopping a mere 4% yearly increase you are discriminating against one group to reward another group.

Communication from Public

Name:

Date Submitted: 02/04/2025 01:32 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge you to reject these proposals. They are an extreme overreach - and are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new and unnecessary regulations, the City should use ULA funds for direct rental assistance to those truly in need.

Communication from Public

Name: Liz Vargas

Date Submitted: 02/04/2025 02:26 PM

Council File No: 25-0006-S16

Comments for Public Posting: LA's wildfires exacerbated an already dire housing crisis. Rents are unaffordable. And it's not just for those in service and entry-level roles. As a professional with over a decade of experience, rents in LA cost me over half my income. This city is becoming unliveable in part because of a lack of action by this Council. It's your job to speak on behalf of Angelenos. But your voices go to supporting commercial interests and peers at the top. It's shameful. You've taken no action to protect renters since the fires broke out a month ago. How do you excuse that? You've received calls, emails and demand letters and yet you keep deferring possible protections back to committee. Meanwhile, people across the county are losing their housing. Show us you care. Stick your neck out. Step up and protect the people that elected you.

Communication from Public

Name: Kyle Nelson

Date Submitted: 02/04/2025 02:33 PM

Council File No: 25-0006-S16

Comments for Public Posting: My name is Kyle Nelson from Strategic Actions for a Just Economy and I live in CD5. I urge the committee to vote yes on item 2 with amendments to implement temporary emergency protections for tenants facing fire-related economic hardship as soon as possible. LA is a city of renters, many of whom are now facing exorbitant rent increases, rent gouging, illegal evictions, no-fault evictions, and increased risk of eviction from nonpayment of rent as a result of economic hardship caused by the fires. Tenants need help now and you can do the bare minimum by enacting these temporary tenant protections. In doing so, I urge you to implement the strongest temporary eviction protections for tenants with minimal administrative burden to access them. While landlords and their lobby have mischaracterized these protections an "eviction moratorium," if you read your own motions then you realize that this characterization is simply not true. As with almost every tenant protection enacted by the City over the last decade (including the City's COVID-era "moratorium"), these protections do NOTHING to affect a landlord's ability to file evictions against tenants in the Los Angeles Superior Court system. Nothing. They simply provide tenants with the opportunity to have an affirmative defense in court if their landlord tries to illegally evict them. To receive the eviction protections, tenants should just need to self-attest without documentation upfront, which was part of CD1's, CD2's, and CD13's original motion. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. Research in the social sciences has reached consensus that increased administrative burden decreases the likelihood that people will utilize a policy benefit. If the council truly wishes to help tenants who have been economically affected by the fires, then your goal should be to make sure that anybody affected can easily utilize this defense. At a certain point, you must stand up to landlords and their lobby's deliberate mischaracterization of your motions, ordinances, and policy. You must stand up for your constituents, the majority of whom are renters who, like landlords, are contributing vitally to the economies contained in your council districts. The protections outlined in Item 2 have never and do NOT amount to a moratorium; they merely provide tenants with defenses that they

can use if their landlords choose to illegally evict them. Please vote yes on Item 2. Thank you.

Communication from Public

Name: Christina Boyar

Date Submitted: 02/04/2025 02:15 PM

Council File No: 25-0006-S16

Comments for Public Posting: My name is Christina Boyar, I'm an attorney at Public Counsel, a member of Keep LA Housed, and a resident of CD5. I urge the committee to vote yes on this motion with a temporary rent increase pause and no the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on this motion. Thank you.

Communication from Public

Name: Daniel Jimenez

Date Submitted: 02/04/2025 02:15 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Daniel Jimenez . I'm from [ORG] and I live in [CITY DISTRICT]. I want to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. [If you have a personal story, make that your public comment instead of the script below] LA is a city of renters--renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Shane Henson

Date Submitted: 02/04/2025 02:16 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Shane Henson, and I am a Public Policy Advocate with Inner City Law Center. I wish to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters--renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Cassidy Bennett
Date Submitted: 02/04/2025 02:17 PM
Council File No: 25-0006-S16

Comments for Public Posting: My name is Cassidy Bennett. I'm from Public Counsel and I live in Council District 4. I urge the committee to vote YES on item 2 with amendments to PUT BACK IN a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Do the right thing for our city of renters a vote YES on Item 2. Thank you.

Communication from Public

Name: Evan Lieber

Date Submitted: 02/04/2025 02:17 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Evan Lieber. I'm from Public Counsel and I live in CD14. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Carmen Tebbe

Date Submitted: 02/04/2025 04:42 PM

Council File No: 25-0006-S16

Comments for Public Posting: I think the issue here is that with such a broad amendment, it does not allow for situations where individual or mom-and-pop owners who have lost their own homes in the recent fires, are experiencing extreme mental and financial hardship themselves and need to seek a no-fault termination of tenancy for owner move-in as allowed by current LA law.

Communication from Public

Name:

Date Submitted: 02/04/2025 05:13 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello- LA City needs to do more to help protect ALL TENANTS in Los Angeles as the fires impacted the rental market. The new measures aren't enough in length and protection! LA City should consider another Rent Freeze Moratorium to protect tenants and recent evacuees looking for rentals against greedy landlords. New displacements might happen, high rents will occur, evictions, and so on. Most of us don't live in Rent Controlled Apts anyways, this will make the housing crisis worse if something doesn't get done now! Lots of greedy landlords already started to take advantage of this unfortunate situation. We will all suffer! Need more protection! Freeze Rent and Evecions in LA County using Covid-19 measures! Thanks! Josephina Sykes, North Hollywood Resident

Communication from Public

Name: Brandy

Date Submitted: 02/04/2025 03:54 PM

Council File No: 25-0006-S16

Comments for Public Posting: These motions are EXTREMELY HARMFUL to mom and pop owners that are the backbone of this community. If these kinds of restrictions continue to be forced upon landlords, there WILL BE NO small business property owners to even be able to provide the housing. THIS IS A VIOLATION OF PROPERTY RIGHTS AND CONSTITUTIONAL RIGHTS. Homelessness is a city problem, however, it cannot continue to be at the cost of owners that have worked hard to keep their property. CA is a very tenant friendly state and the city of LA keeps imposing all of these rules and regulations that make it VERY difficult for owners to manage their properties and even stay afloat. As a property owner myself, these multiple tenant-friendly landlord restrictions have resulted in my property being underwater. IF IT WASNT FOR MY 9-5 JOB, THERE IS NO WAY THAT I COULD SUPPLEMENT PROPERTY EXPENSES AND KEEP THE PROPERTY, BC THE RENTS ARE SIMPLY NOT EVEN AT MARKET VALUE. If this keeps up, I will have to sell, bc in essence, I am working everyday to make a salary to pay for housing for my tenants WHY SHOULD THE PROPERTY OWNER BE PAYING TENANTS TO RESIDE IN THEIR PROPERTY. I can never save bc my property is underwater every month. This is utterly unfair and likely unconstitutional. Not to mention property owners that have saved and maintained their property for decades just so they can have retirement income. And their inability to rent at market value, and to be forced to continue to house residents who are not paying rent, bc of an eviction moratorium looks to me like a government TAKING. Isn't government taking illegal and unconstitutional? -- There have already been TOO MANY RESTRICTIONS on a landlord's ability to collect rent, yet the city's required expenses keep GOING UP! There is no relief for landlords for rising SCEP fees, RSO fees, mandatory retrofit expenses, property taxes, supplemental property taxes. Maintenance expenses have increased, the costs of gas and water and electricity have gone up. As a landlord who has to pay all of these things, it is not fair for our expenses to keep rising every year, but we couldnt raise rent for 4 years during covid, and the city is trying to enact even more prohibitions for landlord. Not to mention, landlords, IN THE MIDDLE OF COVID got ZERO relief on the time frame to complete mandatory city imposed

retrofitting. The "passtrough" is a joke as well, bc owners are CAPPED to collecting only \$38 a month from each tenant. For a retrofit that costed the landlord over \$100,000 OUT OF POCKET, how could it possibly be just to allow a \$38 pass through collection from a tenant..... that will take them 30 years to pay their 50% portion. This is unconscionable!!!! Why should landlords have to bear these high costs of having property in the city, and tenants don't have the same burden. There is a cost to living and working and doing business in the city, so why should property owners bear these costs, while renters get legislation that helps them live in the city for free?!?!?! This is patently and fundamentally unfair! I personally cannot afford the mortgage (with these high interest rates) and all these expenses without being able to raise rent or evict non-payers. That would result in losing the property. Which would be a travesty. This may mean that everyone simply CANNOT live in the city. Like New York for example, everyone cannot afford to live in manhattan! So you live in an outlying area and commute in to work. Yes it would be great for those that work in LA to be able to afford to live in LA, but that simply does not add up, and the numbers are impossible UNLESS you keep doing what you are doing, which is placing all of these costs for everyone to so on the backs of small property owners, who too, are simply trying to live the american dream, and have WORKED hard for it.....not gotten free handouts. Mom and pop property owners are by no means rich. In fact, if these types of laws and free living for tenant protections keep coming out, they will be in the same situation as tenants.... out of their properties and looking for somewhere to live. Simply not fair to keep trying to do this to landlord owners... SHOULD NOT BE OUR BURDEN!!!!

Communication from Public

Name: Agueda Dudley-Berrios

Date Submitted: 02/04/2025 03:22 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. Additionally, without increased eviction protections, landlords may increase tactics to try and get lower-income tenants to self-evict in order to make way for wealthier tenants who were temporarily displaced by the fires. This will lead to a massive wave of gentrification if it goes unchecked. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2.

Communication from Public

Name: Linda Lucks

Date Submitted: 02/04/2025 02:52 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Linda Lucks I'm from Venice Community Housing and I live in CD 11 I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Tiffany Ann Gatto

Date Submitted: 02/04/2025 03:05 PM

Council File No: 25-0006-S16

Comments for Public Posting: I feel it is a very important addition to the current moratorium as i am being told to leave my current residence with zero notice by my landlord. And due to the fires there are no homes / apartments that i can afford. I live less than 10 miles from Altadena / Eaton Canyon fires and have lived at my property for 1 year and 3 months. I was asked to leave 1 week ago on February 1st even though i am paid until March 1st. I am being wrongfully removed from my apartment and i can't find any where to go that is within my price range and sq footage ... i have looked from Downtown to the highest north valley. My space housed not only my residence but also my business as it is a live / work space and I have a lease that requires 60 days notice. Everything I search is 1/3 the size yet 3x the price and can't house my office or my pets. I am not sure if my landlord is capitalizing on the fires. But I am alongside all the other displaced persons / families / businesses. It is unfair. I hope you will extend this temporary order to cover myself and persons like me that are being pushed out for the landlords own good. Feel free to reach out for more information.
Best, Tiffany Gatto

Communication from Public

Name: Michelle S St. Clair

Date Submitted: 02/04/2025 03:16 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a Broker dealing with the housing market on a daily basis, I am constantly being contacted by homeowners and potential lessees about enlisting my services. Particularly since the devastating fires, there has been an increase in demand by prospective tenants. However, there have now been 2 occasions in the last 3 weeks where I've gotten notices from individuals I was set to take Lease Listings from and both owners have told me that they wanted to wait till the end of the State Of Emergency period is declared. These owners feel that there have been governmental controls either declared or being proposed (for instance HUD setting rental price limits & this proposed moratorium) that would put them in a place of vulnerable financial exposure. Specifically, one client in my area asked me if they were to lease their 5 bedroom vacant unit for less than fair market value and utilize the HUD standard chart plus increase, what would happen when the State Of Emergency ends. This particular landlord asked me if they would need then be tied to the below market lease price (State Of Emergency guidelines) when emergency declaration ends, because their Duplex falls under City Of L.A. Rent Stabilization Ordinance. I did not know the answer to that question. When this owner actually called me again because they had heard a rumor that there was also a proposed moratorium on eviction and rent increases, they mentioned that this was a "flashback trigger" that reminded this individual of money that was not recouped on their unit during Covid. In this particular case, this owner/landlord told me they rather "wait it out" because they didn't want to go through what they did during what they perceived as a severely restrictive and harsh for landlords. I'm not a landlord and I'm not renting but I am daily on the ground getting real time responses from the local rental market. People who could be renting out homes or units who rather let them go vacant because of what is perceived as landlord discrimination is not helpful. If the members of the council truly want to be of service and help remedy our dire housing need in the rental sector, this bill should not be passed. Sincerely, Michelle

Communication from Public

Name:

Date Submitted: 02/04/2025 08:47 PM

Council File No: 25-0006-S16

Comments for Public Posting: I think the rent freeze should remain for all of the tenants in Los Angeles City/County. All of the Landlords are asking ridiculous rents and no one can afford them. The homeless need shelter too and it is pitiful that humans must sleep in the dirt, or on filthy sidewalks. How cruel this is, when so many people with lots of money, could be donating money for their welfare. Perhaps one less Armani suit or Gucci purse could help someone. A Veteran that I knew, just recently passed away, because he was sleeping in his car for past 8 years and then finally got housing a few months ago and after he moved in to the place, the landlord raised his rent and took away benefits. How sad is that. Sorry but I have a heart and I wish a few others did too.

Communication from Public

Name: AGNES COPELAND

Date Submitted: 02/04/2025 09:13 PM

Council File No: 25-0006-S16

Comments for Public Posting: I AM IN STRONG SUPPORT OF THIS MOTION. ANYTHING WE CAN DO TO HELP EVERYONE THAT HAS BEEN IMPACTED BY THIS TRAGEDY, WE SHOULD. ALL EVICTIONS SHOULD BE PAUSED FOR ALL AREAS DEEMED TO HAVE BEEN AFFECTED.

Communication from Public

Name: Arman Grigorian

Date Submitted: 02/04/2025 09:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly support a rent freeze. Landlords are exploiting every opportunity to maximize profits, leaving tenants with skyrocketing housing costs and no real protections. In this inflationary economy, where wages are not keeping up with the cost of living, a rent freeze is not just necessary—it's urgent. I currently pay \$2,950 for a one-bedroom apartment at AVA Hollywood, yet my landlord has tacked on extra fees—\$65 for “tech connect,” \$10 for “liability charges,” and steadily increasing utility costs. My trash bill alone has jumped from \$30 to \$95 per month. These unchecked increases are unsustainable and unfair. Tenants have no real remedy against these predatory practices. Without immediate action, thousands will continue to suffer, forced to choose between basic necessities and keeping a roof over their heads. A rent freeze would provide a critical lifeline and a small measure of stability in these challenging times. I urge policymakers to prioritize the well-being of tenants over corporate greed and implement a rent freeze now.

Communication from Public

Name: Jane Doe

Date Submitted: 02/05/2025 09:17 AM

Council File No: 25-0006-S16

Comments for Public Posting: I am SMALL housing provider with 2 rental properties. If my Tenant's who are not by any means affected by the wildfires, stop paying rent I would loose my property. I am a stay at home mom with 3 children and I would be forced to put my kids in child care, pay expensive fees to obtain a full time job to cover loss of rent and try to save my property. I have poured thousands of dollars to my property to ensure my Tenant's have great housing quality, make immediate repairs when requested and constantly ensure my property is up to date and passes all safety inspections. I find this proposal unfair and negligent to mom and pop owners like myself who run a risk of unaffected Tenant's taking advantage of these lenient proposed laws. The City of LA has already failed us enough.

Communication from Public

Name: Jason R in Los Angeles

Date Submitted: 02/05/2025 10:02 AM

Council File No: 25-0006-S16

Comments for Public Posting: READ THIS EVERYONE!!!! >>>>>>. NO NO NO RENT FREEZE NO EVICTION MORATORIUM!!! YOU ALREADY MADE ALL SMALL BUILDING OWNERS PAY FOR COVID!!! WE HAVE STILL NOT FINANCIALLY RECOVERED!!! WE ARE STILL FEELING THE PAIN OF SUBSIDIZING THE PANDEMIC THAT YOU MADE US PAY FOR OUT OF OUR WALLETS LIKE SOME KIND OF SLUSH FUND!!! WE ARE OVER THIS OBSCENE MONEY GRAB BY CITY COUNCIL FOR POLITICAL POINTS AND WE WILL FIGHT YOU TOOTH AND NAIL!!!! IT IS REPUGNANT THAT I HAVE TO WRITE THIS!!! DWP - RAISED THEIR PRICES THREE TIMES LAST YEAR!!!! PROPERTY TAXES - GO UP EVERY YEAR AFTER YEAR 3.0% ALWAYS!!! INSURANCE - IS ABSOLUTELY INSANE NOW - MY INSURANCE COMPANIES ALL DROPPED ME - NOW I PAY BETWEEN TWO TO FOUR TIMES AS MUCH!!! FOUR TIMES AS MUCH!!!! REPAIRS & MAINT & CONSTRUCTION - THESE PRICES CONSTANTLY GO UP UP UP!!! DURING COVID THE COST OF LUMBER TRIPLED!!!! NO RENT FREEZE!!! NO EVICTION MORATORIUM!!! NO SOCIALIST MONEY GRAB!! WE WILL NOT PAY FOR THIS!!! WE ARE SMALL BUSINESS!!! WE ALL HAVE SMALL BUSINESS LICENSES!!! YOU ARE THE ONES WHO DEFINE US AS SUCH AND TAX US AS SUCH!!!! STOP!!!! THIS IS DISGUSTING - THIS IS OBSCENE - THIS IS MORALLY WRONG - THIS IS SOCIALST HOOLIGANISM!!!!!! NO NO NO NO NO!!!!!! WE*****WILL*****FIGHT*****YOU*****EVERY*****STEP!!!!!!!!!!

Communication from Public

Name: Ansel Rodriguez

Date Submitted: 02/05/2025 10:10 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Ansel Rodriguez. I'm from InnerCity Struggle and I live in CD14. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2.

Communication from Public

Name: Jillian Burgos

Date Submitted: 02/05/2025 10:37 AM

Council File No: 25-0006-S16

Comments for Public Posting: As a renter and housing advocate I find it appalling that it has taken our city council over a month to help those who are the brink of homelessness due to an unprecedented natural disaster. Thousands have lost their homes, their possessions, and their jobs. It is your duty as our elected officials to widen the safety net. As we all know, Los Angeles has already been in the midst of a housing and homelessness crisis and with over 75k people are living on our streets, it's only common sense to stop the numbers from rising. You have the power to help renters with an eviction defense. You have the power to give people a fighting chance to survive. If you care about the people you serve, the rent increase pause must be put back into the motion. We are in danger of hundreds of thousands of RSO tenants getting evicted. They are getting 4-6% rent increases under the old LARSO formula. This should have been updated last year. Renters have been burdened with astronomically high rents, we pay the most in this country, and yet anyone making minimum wage could not afford to live here and have been forced to live with roommates and multigenerational households. We must do something now that even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. I urge you to vote yes on Item 2.

Communication from Public

Name: Andrew Pezzullo

Date Submitted: 02/05/2025 10:57 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Andrew Pezzullo . I'm from Food and Water Watch and I live in district 14. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Juni Wong

Date Submitted: 02/05/2025 11:23 AM

Council File No: 25-0006-S16

Comments for Public Posting: My name is Juni and I'm a renter in council district 14. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. Just yesterday, Pasadena Convention Center announced they would close as an emergency shelter for Eaton Fire victims. Rents have already gone up this month for RSO units. Price gouging is happening all over the city because of the fires. Landlords are emboldened by disasters that destroy people's homes, lives, and loved ones and they use these tragedies to PROFIT by raising rents. People have no where to go. A rent freeze and eviction moratorium is a bare minimum first step to mitigating homelessness after both the Eaton and Palisades fires. Please do the right thing for this city and its people.

Communication from Public

Name: Nicolas Gardner
Date Submitted: 02/04/2025 04:32 PM
Council File No: 25-0006-S16

Comments for Public Posting: On behalf of United Teachers Los Angeles, I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. From displacement to toxic air pollution, tens of thousands of LAUSD families have been harmed by these fires district-wide. Over 500 UTLA members report being significantly impacted, with hundreds losing their homes. Three LAUSD campuses were either completely burned down or severely damaged. Our school communities need the intervention of the City to keep us housed, safe, and healthy. LA City must temporarily pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. We call on all Committee members to vote yes on Item 2 with the necessary amendments to protect tenants.

Communication from Public

Name: Chris Duff

Date Submitted: 02/04/2025 05:34 PM

Council File No: 25-0006-S16

Comments for Public Posting: The proposals are an extreme overreach - and are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new and unnecessary regulations, the City should use ULA funds for direct rental assistance to those truly in need. I urge the committee to reject this proposal!(Council File No. 25-0006-S16).

Communication from Public

Name:

Date Submitted: 02/04/2025 05:23 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Chris Duff

Date Submitted: 02/04/2025 05:32 PM

Council File No: 25-0006-S16

Comments for Public Posting: The proposals are an extreme overreach - and are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new and unnecessary regulations, the City should use ULA funds for direct rental assistance to those truly in need. I urge the committee to reject this proposal (Council File No. 25-0006-S16).

Communication from Public

Name: MARK LERMAN

Date Submitted: 02/07/2025 01:29 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a developer and landlord in the Los Angeles area, I would highly recommend any eviction moratorium due to the fires absolutely needs guard rails. Tenants protected under this moratorium need to be clearly defined as those who can prove a material financial effect directly as a result of the fires and can prove it to an arbitrator or judge. Also, it is imperative to carve out Ellis Evictions from the moratorium. As you may already know, Ellis Act is used to evict tenants for the purpose of taking the units off the market and build larger multi-family projects. The exclusion of the Ellis Act would allow developers to break ground on larger multi-family projects. Not having a carve out would obviously delay construction of additional housing units. Such delay would cause developers financial hardships and further dissuade investors from pursuing new multi-family projects, resulting in even fewer apartment units being built. The Ellis carve out can be restricted to those tenants who already received their Notice to Vacate under the Ellis Act prior to January 7, the start of the fires. This would be a very small group of tenants but would create delays in 100s if not 1000s of units being built and serious financial damages to the developers who get caught in this moratorium.

Communication from Public

Name:

Date Submitted: 02/04/2025 05:55 PM

Council File No: 25-0006-S16

Comments for Public Posting: February 4, 2025 To The Homeless and Housing Committee Re: I am against another rent freeze and eviction moratorium without due consideration for the small mom and pop landlord It's ironic that the council members pushing for another rent freeze and eviction moratorium all make over \$200,000 a year as council members, way more than I make as a small mom and pop landlord. Yet, they use their political clout to wage war on real estate investors; not giving a thought to the collateral damage in their wake, the small mom and pop landlords. As they push for another rent freeze and eviction moratorium, us small landlords, still recovering from the covid pandemic tenant protections, have to wonder if this will be the season the rest of us will finally have to sell to big business. I own one 4-unit building in the City of Los Angeles. While everything went up during the pandemic, I carried the burden of it. I could not raise rents for over three years while gas went up, supplies went up, labor went up, and insurance went up; everything but rent went up. My son, a hard-working young man, owns one triplex in South Los Angeles. He lost over \$30,000 in rent because tenants, comprising of all adults, would not pay rent; covid pandemic protections. We are not all bad guys here. Some of us are buckling under all your laws to protect the innocent. A blanket decision today, runs the risk of excluding due consideration for the ones who are only just now pulling ourselves out of poverty (I am a first generation property owner), thereby leaving us to carry the same weight as the very wealthy. I wonder if this is what Dr. King meant by economic justice? And now, you want us to carry the burden of the Eaton Fires? My friend lost her home in Altadena; which is devastating. She has home insurance, as most home owners are required to have, and her insurance will cover everything, including her rent while she rebuilds. So why do we have to carry this burden again? Some of us work hard to hold on to an investment property so we can pass it on to our children for generational wealth; to even the odds stacked against my sons in a world where they are often seen only for the color of their skin. Are we inherently evil now because we are participating in an economic system that once enslaved us for free labor? Do what you have to do to protect tenants against the culprits; but work harder to understand this issue is not black and white. Or maybe it still is, disguised as

something else?

Communication from Public

Name:

Date Submitted: 02/07/2025 02:34 PM

Council File No: 25-0006-S16

Comments for Public Posting: I spoke Mona at your offices and I wanted to reach out on behalf of myself and a number of my partners/investors and developers. I understand that you may be in contact regarding forging the language on the fire related moratorium and we would like you to consider the following. As a developer and landlord in the Los Angeles area, I would highly recommend any eviction moratorium due to the fires absolutely needs guard rails. Tenants protected under this moratorium need to be clearly defined as those who can prove a material financial effect directly as a result of the fires and can prove it to an arbitrator or judge. Also, it is imperative to carve out Ellis Evictions from the moratorium. As you may already know, Ellis Act is used to evict tenants for the purpose of taking the units off the market and build larger multi-family projects. The exclusion of the Ellis Act would allow developers to break ground on larger multi-family projects. Not having a carve out would obviously delay construction of additional housing units. Such delay would cause developers financial hardships and further dissuade investors from pursuing new multi-family projects, resulting in even fewer apartment units being built. The Ellis carve out can be restricted to those tenants who already received their Notice to Vacate under the Ellis Act prior to January 7, the start of the fires. This would be a very small group of tenants but would create delays in 100s if not 1000s of units being built and serious financial damages to the developers who get caught in this moratorium. Let me know if any questions or further thoughts!

Communication from Public

Name: eric ross

Date Submitted: 02/04/2025 06:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Committee Members, Thank you for taking more time to reconsider Item 2. While the fires have devastated certain communities, the proposed policies go too far. Unlike COVID-era regulations, there is no citywide unemployment crisis to justify sweeping, long-term housing restrictions. The Council has already taken a reasonable step by prohibiting evictions for those sheltering displaced individuals and pets. But Item 2 repeats the same overreach that crushed housing providers during COVID and caused lasting harm to our housing stock. It is overly broad, excessively long, lacks safeguards against abuse, and adds another layer of harmful regulation. Loopholes that allow for abuse divert resources from those who truly need help. Emergency measures should be precise, time-limited, and focused solely on directly impacted individuals. The City should act now by allocating ULA rental assistance funds to fire victims who lost work and cannot obtain unemployment benefits. I urge you to oppose Item 2 and implement targeted, fair solutions. Recovery cannot come at the expense of those who provide housing in Los Angeles. The city must implement targeted, fair solutions that truly support those affected by the fires. Thank you for your consideration.

Communication from Public

Name: Jimmy Martinez

Date Submitted: 02/04/2025 06:21 PM

Council File No: 25-0006-S16

Comments for Public Posting: The proposals are an extreme overreach - and are unnecessary as the council has already passed an eviction moratorium for fire-displaced residents. Instead of new and unnecessary regulations, the City should use ULA funds for direct rental assistance to those truly in need.

Communication from Public

Name: Cynthia Juno, Real Estate Attorney

Date Submitted: 02/04/2025 07:18 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please vote NO on the Amended Motion. I'm a landlord and a real estate attorney advising both landlords & tenants. It's not easy to understand the complicated LA regulations. I lead seminars for realtors and provide free advice to people confused by the laws, including tenants. I have 3 points. #1 It does not help fire victims to exempt all tenants in LA from paying their rent; what it does do is hurt all landlords and further increase tensions between LLs and Ts. I had a vacant unit for rent when the fires happened. I didn't raise the price on that unit; I lowered it. That unit is now occupied by a displaced fire victim, and their insurance is covering the rent so it's a win-win situation for both of us. During Covid, I dropped rents by 10% to make it easier for my tenants to stay in place and pay their rent -- and they all did. Please don't assume that every landlord is here to profit from the misery of others. Some of us have good relationships with -- and value -- their tenants. #2. It does not help landlord fire victims who lost their homes (and there are some) to stop them from moving into one of their tenant-occupied units, by enacting a ban on all no-fault evictions. Under this blanket ban (like the one for 3+ years during Covid), no landlord is free to owner-occupy their property. This is thoughtless because there are already protections in place for tenants in this situation. If a disabled or over-age-62 tenant has lived in a unit (including a Single-Family Home) for 10 years, that Tenant cannot be displaced by an owner seeking to live there. If a tenant is terminally ill, no owner can take over that unit. Our municipal code was carefully crafted to balance owner and tenant concerns. Who are you to second-guess the protections written into the Municipal Code, our City's law? Please don't do this. Under the proposed blanket no-fault eviction ban, no owner can live in their own property, no matter what their circumstances are. #3. It does not help housing long-term to stop Ellis Act evictions, which this ban would do. As with owner-occupancy evictions, there are already strong tenant protections written into the Code. California enacted the Ellis Act because landlords have a right to exit the rental business. Who are you to take that right away? Regarding protections, any tenants displaced under Ellis Act must be paid relocation funds (up to \$25,700) and must be given the statutory time to vacate (up to a year). LAHD oversees all of this, and it is not easy to comply. But you can't remove a

property from the rental market unless you do comply. Some developers want to build affordable housing and increase housing stock, but if the City Council enacts this Ordinance, the developers won't buy and you are vastly decreasing housing stock. I am very sorry to say that investing in real property in LA has become a losing proposition because our City Council creates whole new legal schemes on the fly at the drop of a hat. PLEASE STOP DOING THAT AND VOTE NO TODAY.

Communication from Public

Name:

Date Submitted: 02/04/2025 05:41 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Melissa Manousos. I live in District 14. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2.

Communication from Public

Name:

Date Submitted: 02/04/2025 05:43 PM

Council File No: 25-0006-S16

Comments for Public Posting: As a resident of the City of Los Angeles, I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters--renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: dinah

Date Submitted: 02/05/2025 09:13 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Councilmember (insert last name) Hello my name is dinah dominguez. I'm from Communities for a Better Environment and I live in Council district 9 in South Central LA. I am calling in support of Item 2 on Wednesday's Housing and Homeless Committee agenda with amendments to restore the temporary rent increase pause and to remove the burdensome documentation requirement from the eviction defense added to the motion. I urge the Councilmember to vote yes on item 2 and move forward with eviction protections and a rent freeze for RSO units. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support financial aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been almost a month since the wildfires. As a member of the Housing and Homeless Committee, we call on your leadership to take action now. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you, dinah

Communication from Public

Name: Kylie Sparks

Date Submitted: 02/05/2025 11:52 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hi, my name is Kylie Sparks, I live in district 2, and I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. I have been working in the entertainment industry since I was a child and it has been harder and harder to handle higher rent costs in the wake of COVID, the strikes, and now the wildfires. My friends and community are struggling to make ends meet as the world has yet again stood still in LA in the aftermath of yet another catastrophe. While I have been a working actor since I was a kid, I do not own, I am a renter like so many others in LA. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2.

Communication from Public

Name: Karla Perez

Date Submitted: 02/05/2025 11:54 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, my name is Karla Perez. I am from Inquilinos Unidos and I live in CD 1. I want to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires, and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. The rent increase pause must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you for preventing tenants from becoming unhoused!

Communication from Public

Name:

Date Submitted: 02/05/2025 11:56 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Carla Gomez. I live in City District 1. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name:

Date Submitted: 02/05/2025 11:57 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello I'm from Inquilinos Unidos and I live in CD 1. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. I have talked with tenants who lost their job(s) due to the wildfires and due to this, they are no longer able to pay their rent and might face eviction. While this is happening, they are also getting an increase in their rent. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections! To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Melissa Hernandez

Date Submitted: 02/05/2025 12:06 PM

Council File No: 25-0006-S16

Comments for Public Posting: While Landlords are complaining about how this will affect their business, LA Rents are already up 20% after the fires earlier this year even after a 10% cap on increasing rents. We see historically in Hawaii we saw a 50% increase in rates near burn sites. This market is about to be flooded with FEMA vouchers from Palisades residents able to pay more than double current middle income renting rates. There is a business incentive to remove existing tenants over minor infractions to get new tenants and raise the rent costs. My apartment in North Hollywood didnt have hot water from January 17th to January 31st as a result of a brownout damaging our apartment's water heater. I am legally allowed to request prorated rent for that time, but I'm not going to. Because I am SCARED that will put a target on my back to be evicted. Assembly Member John Lee suggested making it required to show how you suffered financial losses in order to benefit. How would that help me when I'm scared of retaliation? How does that work for Hollywood contractors already struggling? How does that work for tenants with minor infractions being evicted? How does that work for people who didn't think to save receipts while they scrambled to get supplies due to water and air quality and now they're short on rent? How does that red tape help my friend in Alta Dena who was a student surviving on savings and student loans prior to the fire when she needs a place to live that isnt covered in ash? I've seen eviction notices for \$300 shortpays. We have that data showing how ruthless landlords can be when using evictions and raising the rents after the previous tenant is evicted. We don't have the BUDGET to hire more staff and sort through paperwork to prove you suffered measurable financial harm. Why would we when we can use those funds to HELP PEOPLE? You have no actual solution for homelessness in LA. We have no actual solutions for homelessness in LA. In CD2, there was a sweep on 2/4/2025 RIGHT BEFORE a known rainstorm. The next morning we found out one of our unhoused neighbors was shot and killed. No one wants more of these stories, and everyone is scared they can be the subject of those stories. So make sure we prevent it. Make sure Angelinos can stay housed.

Communication from Public

Name: Ernesto Zelaya

Date Submitted: 02/05/2025 12:07 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Ernesto Zelaya. I live in Council District 10. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. It is the moral imperative of our electeds to further protect Angelenos from losing their homes and access to other apartments due to predatory and illegal rent gouging and evictions. This is a time of emergency, and LA had already struggled to alleviate its housing crisis before. The fact of the matter is, evictions are the primary reason as to why people become homeless. The tragedy of the fires over the past month have displaced thousands of homeowners and renters, but it is time to stop the displacement in its tracks before it affects thousands more. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. Landlords do not represent LA renters. Listen to the renters. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2.

Communication from Public

Name: Carlos Gonzalez

Date Submitted: 02/05/2025 12:09 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Carlos Gonzalez. I'm from SAJE and I live in council district 9. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Tracy Do

Date Submitted: 02/05/2025 12:13 PM

Council File No: 25-0006-S16

Comments for Public Posting: I respectfully disagree with any additional eviction moratorium and rent freeze. There are many and enough protections in place for tenants. I have seen plenty of renters using laws that are in place to their advantage in a manner that is not equitable or fair to property owners. The government should provide more public housing as a solution for the housing crisis rather than to burden small business owners any further. Property owners pay property and income taxes so that government can function in a manner that benefits all the people they serve. Thank you.

Communication from Public

Name: Dorcia White-Brake

Date Submitted: 02/05/2025 12:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Dorcia White-Brake. I'm from ACCE and I live in Los Angeles. I am calling in support of Item 2 on Wednesday's Housing and Homeless Committee agenda with amendments to restore the temporary rent increase pause and to remove the burdensome documentation requirement from the eviction defense added to the motion. I urge the Councilmember to vote yes on item 2 and move forward with eviction protections and a rent freeze for RSO units. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support financial aid to tenants, it will be far too late for most to avoid displacement-- LAHD said getting support to tenants would take 4-8 months minimum. It's been almost a month since the wildfires. As a member of the Housing and Homeless Committee, we call on your leadership to take action now. The wildfires have devastated our communities, and tenants who were already facing unaffordable rent and persistent rent burden are now more vulnerable than ever to displacement. Thousands of people have lost their homes, their neighborhoods, and their jobs. Price gouging has also been out of control as a result of these fires, worsening our affordability crisis. I am afraid because my rent is not affordable. My rent increases more than 13% annually, but I don't get an income increase. At this time, I cannot afford my rent because of the increases. I recently became disabled and I cannot work lifting anymore. If my job doesn't make accommodations for me, I will not be able to pay my rent. LA City must pause evictions and rent increases to help people struggling to pay rent after losing their income and prevent further displacement and homelessness caused by the fires. Tenants are trying to recover from these wildfires, and cannot face the threat of losing their homes. Thank you, Dorcia White-Brake

Communication from Public

Name: Veronica Shirley

Date Submitted: 02/05/2025 12:51 PM

Council File No: 25-0006-S16

Comments for Public Posting: Rents have been skyrocketing for years and are not aligned with wages. After the unprecedented fires, it's more important than ever to make sure LA City can house its constituents. Eviction moratorium now! No brainer.

Communication from Public

Name: Nicole

Date Submitted: 02/05/2025 12:53 PM

Council File No: 25-0006-S16

Comments for Public Posting: The impacts of the devastating fires are not over and we need to make sure that we prevent thousands of impacted renters from being evicted and turned out onto the street. We NEED rent protections, now. Rent was already unaffordable in this city and we need a rent freeze to ensure that people are not pushed out.

Communication from Public

Name: Angela Birdsong

Date Submitted: 02/05/2025 01:25 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Angela Birdsong. I am a housing rights organizer for Los Angeles Community Action Network better known as LA CAN. I work in Council District 14, and I reside in the city of Inglewood, a close neighbor of the city of Los Angeles, and I am a landlord in Hermosa Beach. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. A close friend of my sister who lives in Altadena with her family lost her house of over 20 years. Their house was destroyed by the Eaton firestorm. I can't imagine what they are going through, along with having to find a place to live while their home eventually gets rebuilt. Unfortunately I do not have to imagine greedy insensitive property owners capitalizing and taking advantage of my sister's friend and others similarly situated by heavily increasing rents instead of doing an action of care, compassion and consideration to a very serious natural disaster decreasing the impact of furthering a housing crisis. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to

stabilize tenants in the aftermath of the fires. Vote yes on Item 2. There should also be a pause on mortgages and a moratorium on foreclosures too. Thank you.

Communication from Public

Name: Jeffrey Manino

Date Submitted: 02/05/2025 01:42 PM

Council File No: 25-0006-S16

Comments for Public Posting: I am begging the committee to withdraw this proposal in its entirety. We as Housing Providers continue to be abused by the City of Los Angeles, State of California, County of Los Angeles, Banks, LADWP, SCG, the Insurance Industry and others by imposing strict guidelines and increasing cost, while at the same time cutting or restricting our income. Your proposed ordinance accomplishes the complete opposite of protecting and preserving affordable housing for the community. We simply cannot sustain a viable business of renting housing if you continue to restrict our ability to raise the rents to offset the increased cost from everybody or evict tenants that refuse to pay their rent. And shame on the City for allowing the tenant's rights advocates in the City to use such a catastrophic event as the fires to attempt to further their agenda. There's absolutely no nexus between raising rents or evictions and the wildfires. We just had an election when the majority of the people in the State of California rejected more strict rent control measures. The current rent control restrictions are too much and have push many Housing Providers into bankruptcy. Please redraw this proposal, focus on enforcing current laws on housing providers that violate them and for God's sake work on items that work toward getting people off the streets. Not further burdening hard working housing providers that preserve historic property and provide clean, safe, and affordable housing for the community. Thank you

Communication from Public

Name: Priscilla

Date Submitted: 02/05/2025 02:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Priscilla Castaneda. I'm from InnerCity Struggle and I work in District 14. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. A reminder that freezing rent is morally and ethically important. It is urgently needed for folks who are being affected by displacement, gentrification, and the fires. Especially now as landlords are taking advantage and immensely increasing people's rent. People need support and voting yes on this item will be a step towards putting people over profit. Prices are being raised for everything right now and the last thing people need to stress about is having a home. We need the support from the H&H committee URGENTLY. LA is a city of renters-- renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Jenn

Date Submitted: 02/05/2025 02:09 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Jenn. I live in CD 2. I'd like to comment on item 2 and general public comment. I urge the committee to vote yes on item 2 with amendments to put back in a temporary rent increase pause and to remove the documentation requirement from the eviction defense. It has been a month since the fires broke out--tenants need these protections IMMEDIATELY, they should have already been implemented. LA is a city of renters--renters who were barely holding onto their housing before the fires and now are facing rent increases and an increased risk of eviction from nonpayment of rent due to losing their income because of the fires. Waiting for financial aid like rental assistance, which LAHD said would take up to 8 months to get to tenants, cannot and will not prevent mass displacement that will happen soon without rapid and temporary protections. To receive the eviction protections, tenants should just need to self attest without documentation upfront. It should be up to the courts to review documentation if there is a dispute on the loss of income due to the fires. The more unnecessary requirements added to this defense, the less eligible people are able to access and use it. The rent increase pause also must be put back into the motion. It is now February and potentially hundreds of thousands of RSO tenants are getting 4-6% rent increases under the old LARSO formula that should have been updated last year. Tenants already couldn't afford rent and now even more have lost income and stability due to the fires. We need a pause on the system to stabilize tenants in the aftermath of the fires. Vote yes on Item 2. Thank you.

Communication from Public

Name: Dan Howard

Date Submitted: 02/05/2025 02:13 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Committee Members, Thank you for the work you do for community and neighbors. On behalf of the small** mom and pop landlords, who work tirelessly to provide housing, while making a living, I am begging you not to put the burden of these fires, on the backs of small mom and pop landlords who are already spending thousands of dollars removing non-paying tenants, tenants who are negligent in maintaining our properties, tenants who are threatening the owners, and tenants who have no rights to property (tenants with no lease and not paying). I recently purchased a single-family home with a non-paying occupant-- who has no lease to the property. I have gone through all types of hoops trying to get him out (one would question why, when he is not paying & has no lease to the property) but our city protections make it difficult to take possession of what is ours. Putting a moratorium on someone like this could cause me to not only lose the property but also file bankruptcy to protect all that I have worked for. We voted our community leaders in to do what is right for ALL people, not just one class. I am paying a 4500 mortgage on a property where the person refuses to leave and IS Not paying ANY RENT. This was going on before the fires. I am going through our civil process as directed but, its killing me an now, I have the fear of yet something else coming into play that could hurt me. Should a moratorium be considered, it should have strict guidelines like; Proof of residency for at least 3-6 months in the affected areas Proof of loss of income related to the fires These should be requested a at a minimum to ensure landlords aren't taken advantage of as we were during the COVID pandemic. We need your help, we are all hurt by these fires, but pushing the buck to those who are already up against the wall isn't fair either. The assumption that small mom-and-pop landlords are ranking in tons of money because we chose to rent the property out is flawed in California, and to be frank, rent control has created an adversarial relationship between tenants and landlords. As reminder, small mom and pops are typically more lenient and reasonable vs big apartment corporations. At your last council meeting, you saw an outpouring of concerned housing providers fearful of what your ruling could do to everything they have worked for. We cannot put out one fire, just to create another. Please hear us, and do what we voted you in to do, which is to

protect us all..... Thank you for hearing me out, Dan Howard
Landlord of 3 units in Los Angeles city 90047 & 90043