

Communication from Public

Name: Ness Krief

Date Submitted: 02/12/2025 06:03 PM

Council File No: 25-0006-S16

Comments for Public Posting: Another moratorium is going to destroy us landlords. This has to stop. California is becoming the worst state to be a landlord.

Communication from Public

Name:

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

Council File No: 25-0006-S16

Comments for Public Posting: The Eviction Moratorium/Eviction Defense is completely unnecessary given other new ordinances already in place from the City, County, Governor's Executive Orders and Mayor's Executive Orders AND rental assistance that has become available. Council Member Traci Park's motion regarding unauthorized individuals and unauthorized pets will be heard by the City Council tomorrow (Wednesday, Agenda Item 15) and will likely pass to provide additional protection for wildfire victims. L.A. County and the Governor's Executive Order provide similar protections as well. The City Council is already considering another ordinance to provide business tax relief for local business, including home-based operations like gardeners and housekeepers. Further, renters impacted by the wildfires are already receiving new rental assistance from FEMA, Economic Workforce Development Department (EWDD), Los Angeles County's Worker Recovery Fund & Business Interruption Fund, L.A. Rises, California Community Foundation and many other non-profit and for-profit entities as well as unemployment benefits from the state. The Eviction Moratorium/Eviction Defense is far too long for an "urgency" ordinance. It MUST be revised to only be effective for no more than 90 days. An urgency ordinance is to temporarily fill a "gap" in existing policies. To have this ordinance run for an entire year is overly burdensome especially for mom-and-pop owners who cannot carry non-paying renters for an entire year. Also, as we had seen with COVID-era regulations, an eviction moratorium will provide renters with an incentive to wrongfully delay payment of rent for an entire year. This will again result in a mountain of unpaid back rent and will make staying in their current residences impossible for renters and prevent the ability to work out any type of settlement. The City needs to encourage renters to stay current in their rental payment obligations, so that the new rental assistance they receive will properly go to paying for their existing housing. The Eviction Moratorium/Eviction Defense Motion is Overreaching. It MUST be revised to only apply to unlawful detainers filed on or after January 1, 2025. As we know eviction can take up to six months to be completed. It is wrong for the ordinance to prevent evictions that have already been properly filed and have nothing to do with the fires. The Eviction Moratorium/Eviction Defense is too broad.

It MUST be revised to only apply to unlawful detainers filed on or after January 7, 2025 AND it must be "Conditional". Earlier filings had nothing whatsoever to do with the fires and take months to complete. It is unjust to further delay those legal evictions already in process and wrongfully monopolize needed new housing for wildfire victims. The eviction moratorium/defense should not be a blanket unconditional defense. Rather, it should be CONDITIONAL on the fact that the renter did not receive new sources of funding, including direct rental assistance, unemployment benefits or new/additional work that would have supplied the funds to pay the rent on time. The Eviction Moratorium/Eviction Defense wrongly prevents Owner Move-Ins. It MUST be revised to Exclude No-Fault Eviction due to Owner Move-Ins. Owners must be allowed to move into their rental properties during times of financial distress, especially those who were impacted by the fires or had close family members impacted by the fires. Council Member Blumenfield's Amendment to Extend the Eviction Threshold Makes a Bad Motion WORSE! It MUST be REJECTED. Council Member Bob Blumenfield tried to change the playing field when this matter was being discussed in committee by substituting the entire motion for a separate amendment that would ONLY extend the existing eviction threshold of one month's fair market rent to three months fair market rent. Unfortunately, it failed. To now ADD this provision to the original motion will wrongfully further delay legitimate evictions for non-payment of rent that already take up to six months to complete. A rental housing provider, especially a small owner, cannot afford to carry a non-paying renter for 9 months! This amendment in addition to the existing motion for a one-year moratorium/defense is abhorrent and abusive towards rental housing providers.

Communication from Public

Name: Francine Hughes Reynolds

Date Submitted: 02/13/2025 12:01 PM

Council File No: 25-0006-S16

Comments for Public Posting: Freezing Rents on top of an Eviction moratorium is beyond overkill. You are killing the Mom & Pop landlords to the point where one questions.....why would anyone in their right mind want to be a Landlord. We have no rights!!!

Communication from Public

Name: Francine Hughes Reynolds

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

Council File No: 25-0006-S16

Comments for Public Posting: Freezing Rents on top of an Eviction moratorium is beyond overkill. You are killing the Mom & Pop landlords to the point where one questions.....why would anyone in their right mind want to be a Landlord. We have no rights!!!

Communication from Public

Name: Kim Marie Bordenave-Priestley

Date Submitted: 02/13/2025 01:30 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge you to vote NO on Item #13, the proposed Citywide One-Year Eviction Moratorium. A blanket moratorium is not targeted relief—it fails to distinguish between tenants genuinely in need and those who exploit the system. Instead, the City should focus on verified, targeted rental assistance for tenants who lost their jobs due to the wildfires. During the COVID-19 eviction suspension, a good number of tenants fraudulently claimed financial hardship, resulting in significant unpaid rent that landlords could not recover. Extending a one-year moratorium would only encourage further abuse, allowing tenants to accumulate unpaid rent without verification of need. Despite requests, LAHD has yet to conduct a survey to determine where affected tenants live or verify how many truly require assistance. Meanwhile, over \$650 million in relief funds from sources like FEMA, the Dodgers, and Magic Johnson are available to help struggling tenants. The City should prioritize and create a verification system for rental assistance to ensure funds reach those in need. A one-year moratorium without verification or accountability is not a sustainable solution. Please support fair and targeted assistance instead of a policy that risks promoting fraud and financial hardship for rental housing providers. Vote NO on Item #13. Sincerely, Kim Bordenave-Priestley

Communication from Public

Name: Beatrice Willner

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

Council File No: 25-0006-S16

Comments for Public Posting: I oppose the rent moratorium. Item #13. I am a retired senior citizen and the rents are my sole income.

Communication from Public

Name: Sherri Farzan

Date Submitted: 02/13/2025 02:31 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge you not to pass the Motion city-wide. Only certain zip codes are affected and mom and pop landlords should be exempt. If we learned anything is that moratorium during COVID was abused by tenants. City can use the \$\$\$ collected through for homelessness. Or allow landlords not pay property tax and other governmental fees for the year that moratorium is adopted.

Communication from Public

Name: Fred Sparrevohn

Date Submitted: 02/13/2025 04:19 PM

Council File No: 25-0006-S16

Comments for Public Posting: The last time you implemented a moratorium on evictions I had a tenant quit paying rent and then just disappeared owing me over \$17,000. I got off easy. My mom had a tenant that just left but said they were keeping the apartment. That tenant moved to Ohio, had mail forwarded to Ohio and had their car registration moved to Ohio, but paid no more rent. We posted a notice of abandonment, but someone told them about it and they came back and said, no they were not giving up the apartment. Then said they would give us back the keys for \$40,000. We refused. When it was finally legal to collect rent or evict, that tenant hired two lawyers. We tried to evict the tenant but ended up having to give the tenant \$20,000 and forgive the 3 years rent that he owed. That was about \$30,000 in rent we had to give up, plus having to pay our lawyer. Total cost to my mom was over \$50,000. Please do not put us through that again. Feel free to call me if you want additional information. Just please vote NO on any new eviction moratorium. Fred Sparrevohn 562 396-5552

Communication from Public

Name: Nicole Cox

Date Submitted: 02/13/2025 05:14 PM

Council File No: 25-0006-S16

Comments for Public Posting: The fact is the LA fires affected an EXTREMELY small population of people. By enacting another widespread eviction moratorium with absolutely no processes and controls in place to prevent fraud and misuse of the protections, the housing shortage will continue to worsen. I don't know why LA city and LA County think that making things are for landlords will help the housing crisis. Most of us rely on rent to pay the mortgage of the property. How are we supposed to pay our mortgage with no rent? What is the city going to do to assist landlords with their mortgages? Lenders aren't offering us the same protections and neither is the city. The fact that this moratorium is even being considered is outrageous. Identify the specific people that need help and help them, and them only! Not every single resident of LA city.

Communication from Public

Name: Patricia A Carroll

Date Submitted: 02/13/2025 05:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear City Council, After the rent freeze in place during the pandemic, for housing providers to survive another rent freeze is almost impossible. Especially with insurance prices they way that they are. My insurance on a 6 unit building went from \$5,000 to \$6000 to \$8000 to \$9000 and now I have received a cancellation notice. Housing providers are victims too! It is impossible to meet the rising insurance costs as well as the costs to make repairs in a unit. There must be other options to help the auxiliary businesses affected by the fire. At our recent Neighborhood Council meeting , Kenneth Miller from the Mayor's office announced that next week the City will be opening up a center for impacted workers. This office will help with jobs, finances, Aid etc for workers impacted by the fires. With proper organization these workers could be repositioned in other areas and their work will be so appreciated. They are skilled at their jobs! There is also other financial assistance available. With this center opening, the potential of Bill 265 being passed and other assistance funds opening up, there is no reason to impose a rent or eviction freeze. This seems to be a very extreme measure at this point in time and will do more harm than good. If the City Council would have a advisory of housing providers as well as renters surely some sort of comprise or understanding could be reached instead of further dividing these two groups. I don't think small rental owners can survive another crises like this. I know I can't . Thank you for not rushing this through and trying to resolve with more reasonable solutions.

Communication from Public

Name: Natalie lam

Date Submitted: 02/14/2025 08:55 AM

Council File No: 25-0006-S16

Comments for Public Posting: As one of the small unit owners, we cannot afford to operate at a lost or else all rentals will be handled over to large corporations. I ask for fairness, for the benefit of good landlords and retaining good honest tenants.

Communication from Public

Name: Mariana Luna

Date Submitted: 02/14/2025 09:25 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Mariana. I'm from SAJE and I live in South LA. I am calling in support of Item 13 on Friday's City Council meeting. I urge the Councilmember to vote yes on item 13 on Friday's agenda and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance 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 over a month since the wildfires started. We need to pause the system. 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. [INSERT PERSONAL STORY OF IMPACT FROM FIRE] LA City must provide eviction protections 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,

Communication from Public

Name: Jacie Odiver

Date Submitted: 02/14/2025 09:25 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello, my name is Jacie Odiver . I'm from Inquilinos Unidos and I live in CD 1. I'd like to comment on item 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance 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 over a month since the wildfires started. We need to pause the system. 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. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted, and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections 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.

Communication from Public

Name: Earle Hyman

Date Submitted: 02/12/2025 11:38 AM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Council Members I sincerely appreciate your thoughtful approach to the recent eviction moratorium discussions in the Housing and Homelessness Committee. The proposal, as it stands, raises concerns due to its broad scope and potential for misuse. While it's crucial to protect those affected by hardships like the January fires, it's equally important to implement practical, common-sense solutions that do not unfairly shift the burden onto responsible housing providers like me. Policies that lack balance can have lasting impacts on both housing providers and the long-term stability of Los Angeles' rental market. Your efforts to advocate for fair, data-driven solutions are invaluable, and I hope you will continue to lead the conversation as the full Council considers these proposals. Thank you again for your leadership and commitment to equitable housing policies. Sincerely, Earle Hyman

Communication from Public

Name: pam wayne

Date Submitted: 02/12/2025 12:43 PM

Council File No: 25-0006-S16

Comments for Public Posting: An Eviction Moratorium will possibly force me to sell my rental property I cannot carry the rental unit if a tenant does not pay rent. I will be forced to sell Why must the property owner carry this burden? -pam wayne

Communication from Public

Name:

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

Council File No: 25-0006-S16

Comments for Public Posting: NO to Rent Freeze. NO

Communication from Public

Name: Michael

Date Submitted: 02/12/2025 02:16 PM

Council File No: 25-0006-S16

Comments for Public Posting: Dear Council Members, I strongly oppose Council File 25-0006-S16, which imposes a citywide rent increase pause and eviction ban. While supporting fire-affected tenants is essential, this policy unfairly burdens small landlords—who make up the majority of property owners, not large corporations. Many rely on rental income to pay mortgages, property taxes, and maintenance, and this broad mandate puts them at financial risk. If the city wants to encourage ADU development to increase housing, how is it equitable to immediately burden those trying to add housing with rent collection restrictions? Unlike New York City's "City of Yes for Housing Opportunity," which actively promotes housing creation by streamlining zoning and incentivizing construction, Los Angeles has no real plan—just a "No, Maybe, Someday" approach. Instead of mandates to increase the housing supply, LA keeps adding uncertainty, discouraging investment, and making it harder for small landlords to participate in solving the housing crisis. If LA is serious about expanding housing, policies should support small landlords and ADU development, not impose financial risks that deter them from building. A more targeted solution—such as direct rental assistance for affected tenants—would provide relief without harming those working to increase the housing supply. Please reconsider and adopt a fairer, more balanced approach.

Communication from Public

Name:

Date Submitted: 02/12/2025 02:28 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please DO NOT REJECT the proposed motions to keep the moratorium on evictions and rents in the city of Los Angeles. I am a senior and I can't even afford to keep my utility gas on when I sit in my apartment freezing, because otherwise I won't be able to pay my rent. The landlord keeps increasing the rents and nickel and diming the tenants wherever possible, yet does nothing to keep the building up. All the landlords are the same or worse and it is so pitiful that tenants have to support the landlords investments while we starve. PLEASE PLEASE PLEASE KEEP THE MORATORIUM in tact so we can survive and have a place to live. Thank you.

Communication from Public

Name: Michelle

Date Submitted: 02/12/2025 02:28 PM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Michelle Espinoza . I'm from East LA and I live in Los Angeles 90034. I'd like to comment on item 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. PLEASE WE NEED RENTERS PROTECTIONS NOW. THESE RENT HIKES SHOULDN'TBE ALLOWED WHEN WE ARE DEALING WITH THE AFTER AFFECTS OF WILDFIRES. ITS AN EMBARRASSMENT THAT OUR CITY COUNCIL HASN'T PASSED THESE PROTECTIONS FOR RENTERS HERE IN LA. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance 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 over a month since the wildfires started. We need to pause the system. 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. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections 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. Michelle

Communication from Public

Name: Wendy Wilkins

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

Council File No: 25-0006-S16

Comments for Public Posting: Please do not do another freeze moratorium for rent As a longtime realtor, I understand the challenges renters face, but I also see how small, independent landlords—many of whom rely on rental income for retirement—have struggled since the pandemic freeze. Many of these property owners are hardworking individuals who still have to cover mortgages, HOA fees, property taxes, and maintenance costs, often without the ability to collect rent. There are many rental properties available in LA. Corporate-owned apartment buildings, which were supposedly developed to meet demand, should be considered in addressing housing shortages!! While protections against price gouging and support for displaced individuals—such as fire victims—are crucial, a balanced approach is needed. Allowing the natural dynamics of supply and demand to function, rather than implementing broad restrictions, will help create a fairer marketplace for both renters and property owners. My hope is that fairness prevails and that good people—both renters and small landlords—are supported in a sustainable way."**

Communication from Public

Name:

Date Submitted: 02/12/2025 02:59 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please stop penalizing ALL landlords, especially those of us with less than 12units who can barely make a profit with today's 300% increase for insurance premiums, high loan interest rates, taxes and other expenses. I lost over \$20,000 from one tenant who took advantage of the COVID moratorium on evictions and refused to pay rent for 10months after earning too much income for county rental assistance. I received no help from the City or county for my lost income, lawyer fees, managerial expenses, time, and energy after this unscrupulous tenant committed Covid fraud. I was forced to pay this delinquent tenant's slick Lawyer \$5000 for him to move out or run the risk of a jury trial and more months of non payment of rent. The City, State and country needs to build more affordable housing, increase financial assistance or Section8 vouchers for lower income residents instead of taxing Landlords. These ongoing legislative attempts to stop new and old Landlords from earning a fair profit is non American and will put us out of business.

Communication from Public

Name:

Date Submitted: 02/12/2025 03:40 PM

Council File No: 25-0006-S16

Comments for Public Posting: Please do not enact further Rent controls. By not allowing homes that have never previously been rented to rent at fair market value is stopping Homes from being available to people who need them. Your rent control and HUD allowable rents are not viable and are hindering helping people who really need to find a place to live.

Communication from Public

Name: Kristin Neithercut

Date Submitted: 02/12/2025 04:30 PM

Council File No: 25-0006-S16

Comments for Public Posting: While we are all aware this situation is tragic, we need not make it worse for everyone. Putting an eviction moratorium for non-payment of rent does not help anyone affected by the fires it only puts the owners of the housing property in a financial burden. Is the state / city going to come to the landlords aid to help pay their mortgage when they are not receiving rent to cover said mortgage? Should we help the victims 100%. But not those who will take advantage of the situation and stop paying rent. Also a rent freeze can be ok but allow homeowners to use area comps for their pricing, not a unrealistic HUD price.

Communication from Public

Name: Melody Yadegar

Date Submitted: 02/12/2025 04:38 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly object to the proposed rent moratorium.

Communication from Public

Name: Dan Howard

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

Council File No: 25-0006-S16

Comments for Public Posting: Greetings Council, Dan Howard here speaking on behalf of the small mom and pop landlords. I own just 3 units in Los Angeles City - 2 units and one home - all of which I have purchased through hard work, sacrifice, and dedication in building generational wealth for my family and I. While there isn't much profit now due to high interest rates & home prices, I know in the future things will pay off. The future however in Los Angeles is often unclear because the city has the power to come in and empower tenants to negate their financial responsibilities in paying rent - when some aren't even affected. While I'm sure some of you may ignore this fact, but a big portion of the tenants who stay in rent-controlled housing will take advantage of every right they have and then use free council to fight us when owner try to retaliate. This is harmful to the hardworking folks like me, that fought to own what I have. I have been literally sick and fearful of what the council might do, as it relates to my rental properties here in Los Angeles city - a city I also reside in. Giving tenants a free pass to not pay rent, because of fires that have in many cases not affected them directly, hurts us more than helps. Keeping in mind that most rent controlled properties are garnering well below market rent, with low increases that barely cover the the landscaping on the property - let alone if issues occur due to tenant negligence or, older aged properties. I am asking you, our voted officials to be thoughtful how your decisions effect us ALL, and how putting one had one on thing can cause a flood on another. Please vote no on this motion and come up with another plan to help those directly affected AND, can prove they were impacted. Thanks so much, Dan Howard

Communication from Public

Name: Steve M

Date Submitted: 02/12/2025 10:58 AM

Council File No: 25-0006-S16

Comments for Public Posting: An Eviction and Rent Moratorium is far to drastic a measure and a huge burden to place on us again. Most of us are still hurting from Covid - have had HUGE Insurance increases that have slashed our operating income. I have just two buildings and with the low rent increases I am barely getting by. You seem to forget that 'little guys' like me own and operate more than half the buildings in LA - if you do something like this we will be losing money and most of us cannot sustain that for very long.

Communication from Public

Name: Lynn Gordon

Date Submitted: 02/14/2025 11:22 AM

Council File No: 25-0006-S16

Comments for Public Posting: I am a 64-year-old housing provider, and my husband and I own a duplex in Van Nuys. Our 1955 rent-controlled units are humble, but clean and nice, and the rents are under market. I am a former LAUSD teacher who in later years earned a Ph.D. at UCLA and became a CSUN professor. I am a kind, nice person. I do good deeds and charitable things for others. (Housing providers are not evil or greedy.) I happen to be on oral chemo and living with stage four metastatic breast cancer. My husband and I have an adult son with lymphoma who we help to support. I drive an old car, a 1994 sedan, and we need the money from our rentals property to live. During the pandemic, I had an unethical COVID-faking tenant who was fully employed and who left for work every day like clockwork (!) but who refused to pay his \$1,258.30 per month rent on his 2-bedroom place. The LAHD's COVID protections and invitation to not pay rent and live for free was irresistible to him. He eventually stole over \$20,000. worth of free rent from us. Horrifyingly, although I begged and pleaded, he refused to apply for the Housing is Key housing support money (even though I submitted our half of the paperwork). The guy would have had to lie and sign under penalty of perjury that he truly had lost money due to COVID, but he could not document any actual hardship or loss of income due to his normal employment. Ultimately, after the rental protections expired, he eventually abandoned his apartment and flew home to his country. Since he had moved out of the country, we could not even attempt to pursue a judgment in small claims court. This current proposal can be called an "eviction moratorium," but it's really just another irresistible free rent invitation and a foolish and cruel plan that will harm ordinary people like me and my family. I got personally robbed by the LAHD's last eviction moratorium. Would you like it if someone stole over \$20,000 from you? It does not make any logical sense to pass a law and force a private citizen who happens to own a rental housing unit and make them provide free housing for someone else. If a tenant has a true hardship from one of the recent fires, why is it fair to simply transfer the hardship to another innocent private citizen? If someone is having a true hardship and needs gas for their car, it is not legal to go to the gas station and steal gas from the gas station owner. If someone is having a true hardship and wants food, it is not legal to go to the

market and steal food from the market owner. If you pass an eviction moratorium, it will, once again, invite some unethical people to falsely claim that they have hardship in order to live for free for awhile. Instead, if certain people in our city deserve financial assistance or free housing, the GOVERNMENT should provide them with financial assistance or free housing. I am just one retired lady with cancer and it should not be my job to provide free housing for someone else, whether they deserve it or not. I CANNOT AFFORD IT. It will be cruel and immoral if you pass another eviction moratorium law to make this my job. Please figure out some other way to help the fire victims. Don't victimize rental housing owners. Housing providers are upstanding, law-abiding, regular citizens. If you force us to provide free housing, it is exactly the same as if you are stealing money from us. Please vote no on the eviction moratorium proposal. Thank you. Lynn Gordon

Communication from Public

Name:

Date Submitted: 02/14/2025 12:18 PM

Council File No: 25-0006-S16

Comments for Public Posting: I strongly oppose extending the eviction moratorium. During COVID, we had a tenant who took advantage of the protections despite continuing to work and shop at high-end grocery stores. They stopped paying rent for several months, then fled the state, leaving us with financial and emotional strain and no way to recover our losses. When asked to sign a COVID hardship declaration, they refused—likely because it would have been perjury. Their goal seemed to be to delay eviction as long as possible before disappearing, while we were left to deal with the stress and financial burden without any city support. Policies like this enable abuse and unfairly harm housing providers who rely on rent to maintain their properties.

Communication from Public

Name: Sean

Date Submitted: 02/14/2025 12:23 PM

Council File No: 25-0006-S16

Comments for Public Posting: I urge the Council to vote yes on item 13 and move forward with eviction protections. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance 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 over a month since the wildfires started. We need to pause the system. 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. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections 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.

Communication from Public

Name:

Date Submitted: 02/14/2025 12:50 PM

Council File No: 25-0006-S16

Comments for Public Posting: People all over the city are still struggling with the repercussions of the LA fires. We know as climate change continues to press on this will be a more frequent issue. We need to allocate more money to protect homes and help rebuild the homes that have been burnt down. As members of city council it is your duty to protect and enrich the lives of the citizens, that can't be done if people are facing housing insecurity. The housing market was already a lopsided affair for buyers and everyday Americans in specific before the fires these last few months. We need your help and we need it now, please do the right thing and think about how these fires have impacted so many Angelenos and how helping them now could mean everything and leaving them to fend for themselves leaves them with nothing.

Communication from Public

Name: Jillian Burgos

Date Submitted: 02/14/2025 01:00 PM

Council File No: 25-0006-S16

Comments for Public Posting: Councilmembers, it has been 5 weeks since the fires, people are losing their homes! Something must be done. We need to mitigate our homelessness epidemic, we cannot add to it. This is an eviction defense and landlords still can file for eviction. We need to even the playing field for tenants. VOTE YES On 13!!

Communication from Public

Name: Michelle B

Date Submitted: 02/14/2025 02:11 PM

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 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. 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. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections 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.

Communication from Public

Name: Robin Whitney

Date Submitted: 02/14/2025 10:08 AM

Council File No: 25-0006-S16

Comments for Public Posting: Councilmembers, I urge you to vote yes on Item 13 and enact critical eviction protections. It is both outrageous and dangerous that the Council has not yet taken decisive action to protect renters—the largest and most vulnerable group in Los Angeles—especially in the wake of one of California’s most devastating disasters. As a fire victim, I am navigating shock, grief, and financial hardship with little to no support, and I know I am not alone. Meanwhile, Council meetings overwhelmingly focus on single-family homeowners, leaving renters exposed to economic instability, displacement, and an escalating housing crisis. Renters are the backbone of this city—families, students, business owners, and essential workers—who contribute to the economy, culture, and vibrancy of our neighborhoods. Yet, without urgent action, more fire-affected renters will be pushed into homelessness or forced out of the city entirely. The ripple effects will be felt far beyond city limits, increasing regional instability and deepening inequality. As elected officials, your duty is to serve and protect all Angelenos. Passing this policy is the bare minimum you can do to prevent further harm. I implore you: vote yes on Item 13 and ensure that renters receive the protections they desperately need. Thank you.

Communication from Public

Name: Francesca

Date Submitted: 02/14/2025 10:23 AM

Council File No: 25-0006-S16

Comments for Public Posting: Hello my name is Francesca Jandasek . I'm live in Altadena]. I'd like to comment on item 13 and general public comment. I urge the Council to vote yes on item 13 and move forward with eviction protections. We are renters. Our apartment is a live/work loft style space (primary residence and location of our small home business teaching somatic movement Gyrotonic and Gyrokinesis) and is in the burn zone of the Eaton Canyon fire. While the building is intact, our apartment is uninhabitable due to smoke, soot, and ash. We have been displaced since Jan 7, 2025. As of today, we are still displaced and do not know when we will be able to return. We also have not been able to work at our home business (our main source of income) since Jan 7th, and do not know when we will be able to return. Our home is uninhabitable since the Eaton Canyon Fire (Jan 7, 2025) due to smoke damage, soot, and ash. The studio location is an area in Altadena that tested THE most highly for lead. Some swabs taken of soot and ash indicate presence of lead. All items have to be professionally cleaned or replaced. According to remediation specialists, the restoring property of renters depends on the building's remediation, and without a clear plan, the timeframe for item cleaning cannot be determined. Thus far, the landlord has refused to do any remediation and in response to us requesting remediation, has raised the rent and is now trying to evict all the tenants of the building. Even if the landlord were to begin the process of remediating the property, this can take many months (according to the remediation specialists I talked to) because all of the companies who do the cleaning are so backed up. If we do get our belongings cleaned (or replaced), they will have to be taken off site and placed in storage. We are looking for temporary housing and a temporary space to teach our clients. Additionally, 80% of our clients lost their homes or are displaced, which means that our income base is also greatly diminished. We are in a very challenging situation. It is inexcusable that Council has failed to take action to protect Angelenos from displacement and rising rents. While I support rent assistance 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 over a month since the wildfires started. We need to pause the system. 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. The motion, as amended, creates a narrow and crucial eviction defense for tenants who have been economically impacted by the wildfires. It is not an eviction moratorium. Tenants will have to prove they have been economically impacted and it is up to the courts whether that proof is sufficient-- this narrow protection will not be abused. It will help our fire impacted neighbors stay in their homes. LA City must provide eviction protections 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.

Communication from Public

Name: Mario F Chavarria

Date Submitted: 02/14/2025 09:36 AM

Council File No: 25-0006-S16

Comments for Public Posting: I'm a small landlord with rental property in South L.A. I'm against a moratorium that will only further hinder my ability to barely hold on to my rental properties. As a minority property owner I worked hard to become a property owner and I feel these rent regulations disproportionately impact minority property owners. Those displaced by the fires would need to find replacement housing and pay for it. Many had insurance to cover the cost of renting while their homes were rebuilt. A property owner should be able to raise rent for additional occupants displaced by the fires as they would have to pay rent regardless. This is forcing landlords to shoulder further economic losses that are unnecessary and unfair without being fairly compensated for extra wear and tear, usage, utilities, and repairs. The requests to freeze all no fault just cause evictions is also unjust. Property owners also lost their homes and they should be able to relocate into another property they own if needed. Regardless of being victim or not of a wildfire, many property owners have life changes that require them to move into their properties and a blanket moratorium on owner occupancy, even for those displaced by the fires, further strips property owners of their rights. Many that move themselves or elderly family members in. There are other no fault reasons such as conversions or demolition to build more affordable housing that you are proposing to freeze which would create more burdens on the much needed new housing in the City. On a separate note, council members that are renters themselves should recuse themselves as they have a conflict of interest. The same conflict of interest that landlords have on city council. This is an over reach for the city council to rely on self attestation again when during COVID many tenants lied about the economic hardship they faced. There needs to be more accountability by our city council to serve all its constituents fairly and equally. Landlords and tenants.

Communication from Public

Name: Fedor Simanov

Date Submitted: 02/14/2025 09:53 AM

Council File No: 25-0006-S16

Comments for Public Posting: I, Fedor Simanov, renting an apartment on Hyde Park, Los Angeles. This place is subsidized by the government and I propose to give this apartment complex completely under government control. The tenants do not have access to the gym, the funds of which were stolen, do not have access to the parking, which is used by the management and 5-6 other organizations, although by LA Housing Dept. a parking space was guaranteed. Everytime this private managers are overblowing unverified claims about tenants abusing tenant protections, falsificating evidences to dismiss tenants claims regarding harassment and abuses. A lot of people who live there have disabilities, and the inability to self-determination and satisfaction for their needs by introducing a regime of overly strict rules is the reason for segregation and violence based on old racist and classist ideas. Thus, residents are evicted and repeated homelessness and victimization is created in pursuit of these organizations and it's beneficiaries for super profits. I kindly requesting you to install a special procedural safeguards against eviction of tenants on this and hundreds similar places., to give an opportunity for tenants to create an own community rules and govern this community without false evictions and violence.