

PROTEST REGARDING PROPOSED LIEN

Hearing Date: April 21, 2026 **Property Address:** 20731 West Keswick Street, Los Angeles, CA **APN:** 2108-035-005

OWNERS: Kavindra Janaka Amarasinghe & Chamika Maimie Amarasinghe

LIST OF EXHIBITS:

- **Exhibit A:** Payment Receipt from LADBS (Paid April 1, 2026) showing payment of the \$356.16 original fee.
- **Exhibit B:** Copy of Check #1003 from Perch Properties Trust Account for \$356.16.
- **Exhibit C:** Sheriff's Notice of Enforcement of Eviction (Case No. 2VEUD00424).
- **Exhibit D:** City Record showing Full Compliance obtained May 16, 2024

RECEIVED
CITY CLERK'S OFFICE
2026 APR -9 PM 2:31
CITY CLERK
FY

Kavindra Janaka Amarasinghe 20731 Keswick St Winnetka, CA 91306

April 8, 2026

VIA HAND-DELIVERY / OVERNIGHT MAIL Office of the City Clerk 200 North Spring Street,
Room 395 Los Angeles, CA 90012 **Attention: Clerk of the Council**

RE: Protest of Proposed Lien – Case # 955349 / Order # A-5749877 Property Address:
20731 West Keswick Street **Total Amount Recommended for Lien: \$1,276.56**

To the Honorable City Council,

I am writing to formally protest the proposed lien on my property. I request that the Council waive the late fees and collection penalties (\$920.40 total), as the original Code Violation Inspection Fee (C.V.I.F.) has already been paid in full and the delinquency was due to a legal lack of access to the property.

1. Lack of Notice Due to Legal Eviction (Exhibit C) The initial "Order to Comply" was issued on June 23, 2022. At that time, the property was occupied by a tenant (Aaron Kniep) during a prolonged COVID-era eviction process. As evidenced by the attached **Sheriff's Notice of Enforcement of Eviction**, I did not legally regain possession of the property until September 21, 2022. Because the tenant withheld all mail and denied me access, I never received the original notice or the subsequent invoices.

2. Voluntary Compliance (Exhibit D) Once the eviction was finalized, I immediately began extensive renovations. These repairs were performed voluntarily to maintain the property, as I remained unaware of the City's specific Order. The City's own records confirm that full compliance was officially obtained on **May 16, 2024**.

3. Payment of Original Fine in Good Faith (Exhibits A & B) Upon being notified of the outstanding balance by my current tenant, I immediately sent a representative to Financial Services. On **April 1, 2026**, I paid the original Code Violation Inspection Fee of **\$356.16** via Check #1003. My representative was advised by the department to pay the original fine in good faith and present this request for a waiver of late penalties directly to the City Council.

Conclusion

The proposed lien includes substantial penalties that accrued while I was legally barred from the property. Since the property is in full compliance and the original inspection fee is paid, I respectfully request that the City Council waive the penalties and decline to record the lien.

Sincerely,



Kavindra Janaka Amarasinghe

FINANCIAL SERVICES SYSTEM

EXHIBIT A



Wednesday, April 01, 2026 11:06 AM

Invoice # : 866329-0
Invoice Print Date: 06/30/2022
Invoice Type:
CODE VIOLATION INSPECTION FEE

DUE UPON RECEIPT

Department Control Number

nancy

Invoiced to:
CHAMIKA M AMARASINGHE
AND KAVINDRA J
AMARASINGHE
CHAMIKA M AMARASINGHE
AND KAVINDRA J AM
20731 KESWICK ST WINNETKA,
CA 91306

Customer Account # 280172425-7 Authority L.A.M.C. Section 98.0421

CODE VIOLATION INSPECTION FEE (CVIF)
An inspector has identified and verified one or more violation(s)
of the L.A.M.C. The department is imposing the Code Violation
Inspection Fee in accordance with L.A.M.C. Section 98.0421.

Order Date: 06/23/22

Job Address: 20731 W KESWICK ST

Case No: 955349

Order Number: 5749877

Failure to pay this invoice may result in a LIEN against the property
pursuant to L.A.M.C. Section 98.0421 and L.A.A.C. Section 7.35.3 and
7.35.5.

CVIF - GENERAL 100 - 08 - 422H - 08 - 0000 06/30/2022	\$336.00	<u>356.16</u>
SYS DEV SURHG 48R - 08 - 3800 - 08 - 0000 06/30/2022	\$20.16	
CVIF - GENERAL LATE FEE 100 - 08 - 422H - 08 - 0000 10/14/2023	\$840.00	
SYS DEV SURHG LATE FEE 48R - 08 - 3800 - 08 - 0000 10/14/2023	\$50.40	

TOTAL DUE **\$1,246.56**
Los Angeles Department of Building
and Safety

**If this invoice is NOT PAID within 30 DAYS, an additional
250% late charge/collection fee will be imposed and
assignment to a collection agency may be made. After 60
DAYS of NON PAYMENT, INTEREST will accrue at the rate
of 12%.**

04/01/2026 11:42:03 AM
User ID: ltam
Print Ref Nbr: 2026091001-27
Transaction ID: 2026091001-27-2
CVIF - GENERAL LATE FEE \$356.16
CVIF - GENERAL \$0.00
SYS DEV SURHG \$0.00
SYS DEV SURHG LATE FEE \$0.00
Amount Paid: \$356.16
Customer Number: 280172425
Name: CHAMIKA M AMARASINGHE AND KAV
INDRA J AMARASINGHE
Invoice Number: 866329

- Home ()
- Customers ()
- Invoices ()
- Reports ()
- Payments ()
- Bonds ()
- Refund Claims ()
- Logout ()

Los Angeles Dept of Building and Safety
6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA 91401

Reference Number: 2026091001-27
Date/Time: 04/01/2026 11:42:03 AM PST

User ID: ltam

LADBS INVOICE
2026091001-27-1
LADBS INVOICE PAYMENT
Customer Number: 280172425
Name: CHAMIKA M AMARASINGHE AND KAVINDRA J
AMARASINGHE
Invoice Number: 866329
CVIF - GENERAL LATE FEE \$356.16
CVIF - GENERAL \$0.00
SYS DEV SURHG \$0.00
SYS DEV SURHG LATE FEE \$0.00
Amount: \$356.16

Total: \$356.16

1 ITEM TOTAL: \$356.16

TOTAL: \$356.16

ICL Check \$356.16
Method:
Check Number: 1003
Total Received: \$356.16



EXHIBIT B

Perch Properties Trust Account (818) 281-5301
3500 W Olive Ave, Suite 300
Burbank, CA 91505

1003

2-2566710

4/1/2026
Date

Pay to the Order of City of Los Angeles \$ 356.16
Three hundred fifty six & 16/100 Dollars

Photo Safe Deposit
Details on back



BMO Bank
100 S San Fernando Blvd
Burbank, CA 91502-1321

Jamela Parra
MP

For 20731 Keswood st Inu #866329

⑆071025661⑆ 4846211118⑈ 1003

Sheriff's Department
Los Angeles County

EXHIBIT C

NOTICE OF ENFORCEMENT OF EVICTION

LAW OFFICES YOUSEF MONADJEMI

DATE: 09/14/22

15915 VENTURA BLVD
ENCINO, CA 91436

CASE NO.: 2VEUD00424
CODE NO.: 3682209140074

AMARASINGHE, KAVINDRA VS KNIEP, AARON

Please be advised that the Sheriff has ~~scheduled the enforcement of your Writ of Possession (Eviction)~~ as follows:

Date: 09/21/22
Time: 09:20 AM

Location: 20731 KESWICK STREET
WINNETKA, CA 91306

****DO NOT INFORM THE DEFENDANT OF ~~THE DATE AND TIME OF THIS EVICTION~~****

SPECIAL NOTES

1. The scheduled eviction will be cancelled if the plaintiff does not have a representative waiting in front of the location on the date and time indicated above.
2. Please notify this office at (818) 576-8800 if you wish to cancel the eviction prior to the date and time indicated above.
NOTE: The landlord's right to enter and occupy the property pursuant to a writ of possession is accomplished by the Sheriff placing the landlord in possession. Any evicted person is subject to arrest for re-entering the property ONLY IF THAT PERSON WAS EVICTED BY THE SHERIFF (Penal Code Section 419).
3. The plaintiff must provide a key, locksmith, or other means to allow the Sheriff READY ACCESS into the premises.
4. Please allow up to 60 MINUTES beyond the time indicated above for the Sheriff to arrive.
5. You may instruct the Sheriff to evict the tenant notwithstanding any subsequently filed bankruptcy petition. Your instructions may be submitted prior to the eviction or you may authorize your agent to sign an authorization at the time of the eviction.

Sheriff's Department
Los Angeles County

By: _____
C. JORDAN, Deputy

BR.: 68 68
CHATSWORTH COURT
9425 PENFIELD AVENUE, ROOM 1100
CHATSWORTH, CA 91311
(818) 576-8800

MAILP65

EXHIBIT D

Date: March 6, 2026

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 20731 WEST KESWICK STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2108-035-005

CASE#: 955349
ORDER #: A-5749877

EFFECTIVE DATE OF ORDER TO COMPLY: June 23, 2022
COMPLIANCE EXPECTED DATE: July 23, 2022
DATE COMPLIANCE OBTAINED: May 16, 2024

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LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-5749877