

MOTION

On May 15, 2026, the Los Angeles City Controller released a public dashboard titled "Top 100 Problem Rental Properties," identifying rental properties with the highest numbers of reported Rent Stabilization Ordinance and Just Cause Ordinance violation cases. Within Council District 14, the dashboard identifies 3,330 properties associated with 8,081 reported cases. Among the properties listed are Wyvernwood Apartments in Boyle Heights, ranked fifth, and the Madison Hotel in Downtown Los Angeles, ranked eleventh. While these represent only a portion of the district's rental housing stock, they illustrate broader concerns about recurring violations, unresolved habitability issues, and the effectiveness of current enforcement systems.

Despite following the requirements of City housing law, tenants continue to face illegal evictions, uninhabitable conditions, and code violations. Tenants and property owners have consistently raised concerns about the complaint process and difficulties obtaining timely follow-up and communication from the Los Angeles Housing Department (LAHD). In December 2025, Council District 14 received more than 300 signed complaints detailing these challenges, with members of Union de Vecinos, the Eastside local of the Los Angeles Tenants Union, identifying enforcement gaps and repeat violations as two of the most significant issues raised.

Properties such as Wyvernwood Apartments and the Madison Hotel demonstrate how tenants may continue to experience repeated violations despite ongoing engagement with existing complaint processes. In the case of Wyvernwood Apartments, organized tenants have submitted numerous RSO-related complaints while continuing to assert their right to safe and habitable housing. These conditions reflect a broader pattern in which residents who rely on City enforcement systems in good faith continue to encounter unresolved or recurring violations.

Persistent habitability violations can contribute to housing instability, displacement, and increased risk of homelessness, particularly for low-income households with limited alternatives in a constrained rental market. Tenants who bring complaints to LAHD do so with the expectation that violations will be addressed through timely and effective enforcement. When those expectations are not met, residents may be left in unsafe living conditions, forced to leave their communities, or pushed further into housing insecurity.

The City has a responsibility to ensure that tenant protections are not only established, but effectively implemented and enforced. A clearer understanding of how complaints are received, investigated, resolved, and enforced is necessary to identify gaps in the current system, strengthen accountability, improve housing conditions, reduce repeat violations, and support long-term housing stability throughout Council District 14.

I THEREFORE MOVE that the City Council instruct the Los Angeles Housing Department (LAHD) to report on the following, specific to Council District 14:

- Services provided by LAHD to tenants and landlords and what complaint criteria is required to provide services;
- The number of Rent Stabilization Ordinance and Just Cause Ordinance complaints received, investigated and/or substantiated and closed over the last five years, including reasons for case closure; and



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- Average LAHD processing timelines such as average time from complaint receipt to inspection, from inspection to determination, and to case closure broken down by violation type;
- Communication mechanisms, process, timelines for follow up with constituents as well as office standards and requirements for tenant and landlord communication during initial complaint evaluation and notification of violations;
- LAHD's current mechanisms for enforcement and the number of notices to comply, number of citations, and number of referrals to the City Attorney issued over the past five years;
- Current protocols for addressing repeat violations, including escalation procedures, enforcement tools, repeat-offender thresholds, penalties imposed, and recommendations for strengthening enforcement;
- An analysis of the most common causes of repeat violations and any staffing resource, technological or legal barriers that limit code enforcement and penalties to violators;
- Recommendations to improve transparency, reduce repeat violations, strengthen enforcement and improve housing conditions for tenants.

PRESENTED BY


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SECONDED BY



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