



APARTMENT ASSOCIATION GREATER LOS ANGELES

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LETTER OF OPPOSITION

Members of the Los Angeles City Council
200 N. Spring Street
Los Angeles CA 90012

Attn: John White, Office of the City Clerk JohnWhite@lacity.org

Honorable Members:

RE: **OPPOSITION - CF 10-0982**
INCREASED DOG/CAT LIMITS IN THE CITY OF LOS ANGELES

On behalf of our 25,000 owners and managers, the Apartment Association of Greater Los Angeles (AAGLA) hereby submits its **OPPOSITION** to the proposal for increasing animal limits to five (5) dogs and five (5) cats per resident of the City of Los Angeles.

There are serious issues of increased dog barking and other animal noises, fleas, parasites and rodents, sanitation, odor, and animals escaping yards and causing dangers/nuisance to tenants that will adversely affect both tenants and rental-housing providers if this large number of dogs and cats is allowed per property/per resident.

Rental-property owners face the additional problem of repeated vacancies that could result because, unlike single-residence owners, renters will often not stay to testify and assist an apartment owner in taking legal action to correct a nuisance in an adjacent property. They will just move out. If the condition continues, this will result in repeated vacancies, conceivably in a number or all apartments/units located in the affected part of the building.

Not only will this affect the ability to rent and maintain a sustainable level of income to the property, it can result in the necessity to accept undesirable tenants and ultimately destroy the quality of life in the building and the value of the property and other properties in the community.

Housing providers (apartment owners) invest large amounts of money in the economy of Los Angeles and are dedicated to quality living conditions for tenants. There is very real and valid concern that allowing five dogs and five cats in all adjacent residential properties will cause even further impediments to meeting this goal and will create conditions that cannot be rectified expediently through the City process.

At a time when all businesses are struggling for survival in the City of Los Angeles, we urge you to rethink this proposal and we must, on behalf of our members, **OPPOSE** passage both in committee and by the full Council.

Respectfully,

James B. Clarke
Executive Director

PROTEST

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