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The CAA Network

- California Apartment Association
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CAA Napa/Solano
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Income Property Association of Kern
Marin Income Property Association
North Coast Rental Housing Association
Rental Housing Association of Northern Alameda County
Rental Housing Association of Sacramento Valley
Rental Housing Owners Association of Southern Alameda County
San Diego County Apartment Association
San Francisco Apartment Association
San Joaquin County Rental Property Association
South Coast Apartment Association



Date: 4/18/12
Submitted in HCED Committee
Council File No: 12-0381
Item No.: 2
Communication from the public

April 18, 2012

The Honorable Tony Cardenas, Chair
Housing, Community and Economic Development Committee
200 N Spring Street, Room
Los Angeles, CA 90012

RE: Online Rent Payment System

Dear Councilmember Cardenas & Members of HCED Committee:

The California Apartment Association of Los Angeles (CAA-LA) would like to share our comments regarding the proposed ordinance to ensure that property owners provide alternatives to online payments of rent.

As you may know, CAA-LA serves property owners in greater Los Angeles County. CAA-LA's members own and operate approximately 65,000 rental units within the greater Los Angeles area.

CAA-LA agrees with the motion in that paying rent online provides benefits to both the property owner and the resident. The resident benefits from the flexibility, convenience and avoiding any late payment fees. We also agree that residents who do not have access to technology should be allowed to pay rent with traditional means.

Moreover, it is our understanding that a landlord must accept payment by check and, accordingly, no tenant should be displaced by a landlord's refusal to accept cash under current law. CAA is also supporting Senate Bill 1055 which further clarifies that, while online payment of rent is the trend of the future, landlords must accept alternative methods as well.

The property management company referenced in the proposed motion is not a member of CAA Los Angeles. However, CAA-LA has reached out to the company and asked them to change their policy on the rent payment issue.

In sum, we believe that landlords adopting access to online payment of rent are genuinely attempting to improve operations and to provide a convenience for residents. Therefore, we support an initiative to raise awareness of the existing laws for both landlords and their residents.

We hope to work with the City of Los Angeles and the Los Angeles Housing Department to raise awareness and educate property owners regarding this any other important issues. Thank you for your consideration and please feel free to contact us if you have any questions.

Sincerely,

Beverly A. Kenworthy
Executive Director