



## Illegal STR

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To whom it may concern, in anticipation of the meeting on 4/19 concerning the proposed draft ordinances for Short-Term Rentals, I would like what is written below to be considered.

I've lived in this neighborhood for 12 years and I can honestly say Illegal Short-Term Rentals are killing my community and Los Angeles as a whole. We are in a rental crisis because of STRs. The supply of rentals for people living in Los Angeles has dramatically shrunk because landlords would rather do short-term rentals like AirB'n'B. They use STRs to skirt around Renters' Rights and Rent Control.

The limited availability of long-term rental units have caused rent amounts to climb to unprecedented heights. Working people are hard-pressed to find livable quarters.

I'm not opposed to STR in the case of an actual owner living in the house and renting extra space for extra income. Or even a tenant that has a extra bedroom and could use help on the rent.

I am against owners who have duplexes and occupy one unit and rent out the other unit to STRs. That other unit could go to a Long Term renter.

I have seen the latter happen numerous times in my neighborhood. Even to rent-control units. The landlord evict the tenants, moves a family member into one unit and then rents the other to STRs.

One might suggest that there are laws about this to protect the tenant and one could take the landlord to court. However, this rarely works out for the tenant. The landlord, who usually has a lot of money (as it is in my neighborhood), has more resources that the common working person trying to pay LA's extraordinary high rent.

Case in point with a house down the street from me. The landlord moved into the top unit of a duplex. He evicted the rent-control tenants so he could live there. Sometime later, he evicted the rent-control tenants in the unit below him. He used the excuse that the 2 units did not compare in quality and he wanted the better one. This seems like an open and shut case for the tenant. However, the tenants had to rely on a lawyer working for them pro-bono. The rich landlord had many, quality lawyers at his disposal. In the end, the over-worked pro-bono lawyer missed a filing deadline, the courts had no choice to rule in the landlords favor, and the tenants were evicted. That duplex now is a short term rental.

In another case, a house on the same street is split into three units. All units fall under Rent Control. Two of the units are occupied by long-term rentals. These renters have been in there ranging 11 years to 1 year. The third unit is now an STR. The owner actually took away rights and space from the long-term rentals to accommodate the short-term rentals. When one of the renters complained, he was threatened with evictions and liable lawsuit if he caused the STR to give a bad review on the STR website. The long-term renters acquiesced out of fear because the owner is a multi-millionaire and didn't think they could survive a legal battle.

Enforcing and "giving teeth" to the laws against STRs is the last bastion regular, working class people have against greedy, resourceful landlords.

From life experiences, we've learned that in court, money wins. Hopefully enforcing this can help the little person.