

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions by using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance No. 173,810, the Rent Escrow Account Program (REAP), was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, and premises and portions of those buildings, structures, and premises; and

WHEREAS, the owner(s) of the property located at 6106 S MAIN ST, hereinafter "the subject property," was cited for violations which caused the placement of the property into REAP (Case No. 680762); and

WHEREAS, the Los Angeles Housing and Community Investment Department (HCIDLA) Code Enforcement Unit independently evaluated and cleared the cited code violations; and

WHEREAS, the property owner has paid to the satisfaction of the Los Angeles Department of Water and Power (LADWP) any outstanding and non-appealable electric service and/or water charges; and

WHEREAS, HCIDLA recommends closing the REAP escrow account and terminating the rent reductions ordered for the subject property and releasing escrow funds pursuant to REAP; and

WHEREAS, Los Angeles Municipal Code (LAMC) Section 162.08 (D) through (G) provides recovery by HCIDLA of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement Program (SCEP) fee;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

All orders affecting the units and the common areas have been cleared by the appropriate enforcement agency; no other outstanding orders affecting the units or common areas of the building remain; and all outstanding and non-appealable electric service and/or water charges pertaining to the subject property have been paid to the satisfaction of LADWP.

THEREFORE, City Council terminates rent reductions ordered pursuant to REAP and pursuant to LAMC Section 162.08.F, rent will be restored to the original levels 30 days after HCIDLA mails the tenants of the subject property the notice of the restoration. The Department shall file and record with the Los Angeles County Recorder's Office a certificate terminating the REAP recording on the subject property.

City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to LAMC Section 162.07.B.1 that have not yet been collected; any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XVI of the LAMC; any outstanding rent registration fees due if the subject property is subject to the Rent Stabilization Ordinance and any penalties thereto pursuant to LAMC Sections 151.05 and 151.15. Any remaining funds shall be returned to the property owner.

The subject property shall be removed from REAP and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of HCIDLA.

IN ADDITION, HCIDLA shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay HCIDLA for two annual inspections beyond the initial inspection and re-inspection included in the SCEP fee for the subject property.

Revised September 2018

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF JAN 22 2020
BY A MAJORITY OF ALL ITS MEMBERS.



HOLLY L. WOLCOTT
CITY CLERK

BY *[Signature]*
DEPUTY