

Communication from Public

Name: Jeremy Wilson

Date Submitted: 04/22/2020 10:06 AM

Council File No: 20-0147-S19

Comments for Public Posting: For 20-0409 unpaid rent may not be considered as consumer debt. Consumer debt by definition is credit card debt, mortgage debt, or any loans from a bank. The landlord is not a banking institution or entity and there is no legal basis in court that you can call it that in any court of the land. A landlord can be a person, corporation, or management corporation but not a banking entity that gives out loans for rent. A rental agreement is NOT a loan and can be contested in court. Landlords can collect rent by contractual rental agreement on a monthly, biweekly, or weekly basis. Any unpaid rent is holding over the premises and the tenant defaulting. The whole part b to reduce rent paid by agreement between landlord and tenant should not be approved breaking all former arranged and signed contractual agreement of all rented spaces. The motion should not even be introduced or passed to create legal problems and conflicts for landlords, tenants, lawyers, and the judicial system to override covenants already made. It is an improper process saying rents can be negotiated down. If you can do that how about legalizing that rents can be redefined by contract in the reverse manner between landlords and tenants upwards. You should approve tents being titrated up and down by agreement and not just one direction of going down.

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Comments for Public Posting: ALL rent should be CANCELLED in Los Angeles while people are being forced to shelter at home and are earning NO INCOME. A state of emergency has been declared!

Communication from Public

Name: Sean

Date Submitted: 04/22/2020 08:34 AM

Council File No: 20-0147-S19

Comments for Public Posting: Vote NO on items 37, items 38, item 39 Landlords need protection, the unlawful detainer process is a key component of that protection

Communication from Public

Name: Eric Koch

Date Submitted: 04/22/2020 11:55 AM

Council File No: 20-0147-S19

Comments for Public Posting: Item 38 - Consumer Debt Motion and Item 39 -Tenancy Termination Motion: I was born and raised in LA by my single mother in North Hollywood, where I attended public high school. I worked hard my entire life and currently partially own and operate 3 small apartment buildings in the North Hollywood area. My property business is "small business" that employs a number of people both directly and indirectly and this business is my primary source of income. I continue to be perplexed as to why the LA City Council persists in vilifying me and other landlords and making my business harder and harder with more and more absurd motions. We are an essential service and we take care of our buildings and show great respect, courtesy and compassion for our tenants. I understand that we need to assist SOME tenants at this time, but this is the roll of government, and not property owners. If the city wants to help tenants, then it should do so through its own funding and service. Freezing rent during this time seems reasonable, allow people to pay back missed rent over 12 months may also be reasonable, but we are just creating a system that teaches people the wrong lessons. Not holding tenant responsible for unpaid rent as Item 38 seeks to do is just a way to allow tenants not to pay rent and get away with it. We still to pay our mortgages and property taxes as well as all other expenses. Item 39 just hamstring landlords in getting rid of problem tenants. Occasionally, we deal with some really bad people, we need to be able to get these people out of our buildings primarily for the benefit of other tenants. Stop making our job harder and pandering to voters. Do your jobs and vote down Items 38 and 39.