

HOUSING

MOTION

On March 27, 2020, the City Council approved Ordinance No. 186585 to establish special eviction protections for apartment tenants for the duration of the coronavirus emergency declaration. One requirement of the ordinance is that tenants who, only for coronavirus-related reasons as specified in the ordinance, cannot pay their rent, must notify their landlords of their intention to not pay the rent within seven (7) days of the first of the month.

Because the ordinance became effective right at the beginning of April 2020 and word of the action may not have reached all tenants and landlords in a timely manner, the Council should take an emergency action to extend this deadline for April 2020 only by an additional ten (10) days, through April 17th. The City and all appropriate stakeholders should work to make sure all tenants and landlords are familiar with the extended deadline as well as the full ordinance.

Additionally, it has become apparent that some landlords have been attempting to take advantage of the inconsistent dissemination of information regarding the provisions of the ordinance. According to an April 5 report in the Los Angeles Times, "Landlords in Los Angeles are pushing tenants to agree to repayment plans far more onerous than what's required under new laws passed to prevent evictions. Some have informed tenants that they must produce pay stubs and bank statements, showing how the coronavirus has hurt their incomes. Still others have told tenants that all back rent is due when the government-declared states of emergency end." Some landlords also have tried to convince tenants to pay rent on-line, which violates existing statutes.

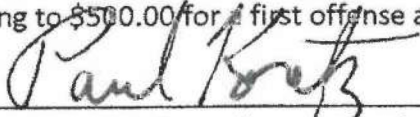
The City Council should also amend Ordinance No. 186585 to establish penalties for landlords who knowingly violate the provisions of the ordinance in their demands to tenants. A first offense should be penalized by a \$500 fine, while a second should be a misdemeanor.

~~I THEREFORE MOVE that the City Council determine, as provided in Government Code section 54954.2(b)(2), and pursuant to Rule 25 of the Rules of the City Council, that there is a need to take immediate action on this matter and that the need for action came to the attention of the City subsequent to the posting of the agenda for today's Council meeting; and~~

I FURTHER MOVE that the deadline for a tenant to notify his or her landlord of an intended non-payment of rent for April 2020 be extended through April 17, 2020, and that the Mayor, the Council, tenant organizations and landlord organizations should make every effort to notify the public; and

I FURTHER MOVE that Ordinance No. 186585 be amended to include penalties for landlords who violate provisions of the ordinance's regulations regarding repayment of rent and/or the establishment of rent repayment agreements amounting to \$500.00 for a first offense and a misdemeanor for subsequent offenses.

PROPOSED BY:


PAUL KORETZ, Councilmember, 5th District

SECONDED BY:

HERB WESSON (verbal)
Councilmember, 10th District