

Communication from Public

Name: G. Juan Johnson

Date Submitted: 04/11/2021 07:39 PM

Council File No: 14-0268-S13

Comments for Public Posting: Attention: Committee Members, Admin
Keyonna.Kidd@lacity.org, Chairman Gil Cedillo and Vice Chair Nitha Raman: Numerous complaints are pending with the State Department of Fair Employment and Housing against the city HCIDLA. The city should have a zero tolerance approach to housing harassment of tenants who complain about denial of housing services and/or prohibited discrimination. The high level of tenant complaints against landlords is unacceptable. IMO much of the blame for the large number of complaints is because city employees are not exercising due diligence efforts to rid the city of substandard housing practices particularly as regards multifamily apartment dwellings. The HCIDLA is largely corrupt and lacks accountability. Often complaints filed with RSD and Code enforcement go unanswered with city employees often engaged in fabricating the record. Please see the attached email which was part of the record dated January 21, 2019 at 6:46 pm. This is how long this committee has been working to come up with an anti-harassment ordinance. The city's "Civil + Human Rights and Equity Department" should be involved with this ordinance and with this committee by a local law that links these departments together for complaint purposes. I include in this comment my previous comments to the committee submission dated 1/21/19 at 6:46 pm. Also see attached 2021-3-16 Email disposal repair request (and) buyout sent to mayor and city council.

Garbage Disposal Repaired - Intercom Still Needs repair - Buyout Requested

From: G Johnson (tainmount@sbcglobal.net)

To: highpoint1522@gmail.com; cynthia@powerpropertygrp.com; walter.barratt@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us

Cc: info@housingrightscenter.org; info@da.lacounty.gov; hcidla.rso.central@lacity.org; mayor.garcetti@lacity.org; contact.center@dfeh.ca.gov; gavin@gavinnewsom.com; councilmember.blumenfeld@lacity.org; councilmember.cedillo@lacity.org; councilmember.martinez@lacity.org; councilmember.bonin@lacity.org; councilmember.krekorian@lacity.org; councilmember.ofarrell@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.rodriguez@lacity.org; councilmember.buscaino@lacity.org; paul.koretz@lacity.org; councilmember.lee@lacity.org; councilmember.price@lacity.org; councilmember.ridley-thomas@lacity.org; councilmember.huizar@lacity.org; attorneygeneral@dojca.gov

Date: Tuesday, March 16, 2021, 05:56 PM PDT

**Power Property Management Group Inc.
Agent for Hi Point Apts LLC.
Walter Barratt, Cynthia Reynosa, Kassandra Harris
8885 Venice Blvd. Suite 205
Los Angeles, CA 90034**

This shall memorialize that on March 5, 2021, I reported about 10:15 pm that the kitchen sink was stopped up, possibly requiring a snake to repair it. The repairperson LA HYDRO JET CABLE DEPT was able to make the repair about 12:30 am on March 6, 2021. I believe the sink became clogged due to what looked like leak, branches, and stir fry type vegetables from the tenant above us placing them into his kitchen drain.

On another note, it has been over six years from when I first requested repairs to the non-working intercom in the apartment. **Hundreds of multi-family dwellings and condominiums across the city have intercoms.** The owner has had ample opportunity to

make the repairs. The box installed in the front of the building tells the public that the owner intent is that there is an intercom in unit 9; the intercom unit 9 still does not work even though the Los Angeles County Public Health ordered the repair to be done in 2015. Also for over six years I have requested a tandem parking stall in a building lot where there is frequently unassigned parking spaces. I pay extra rent money each month for the install of the intercom system as well as for the parking lot security gate, even though I am not allowed to park a second car in the secured parking lot. On March 6, 2021, no attempt was made by maintenance to repair the non-working intercom; no attempt was made to provide unit 9 a tandem parking stall.

BUYOUT REQUEST

I hereby request a buyout for the property owner to pay tenants unit 9 the sum of \$51,000 (fifty one thousand) by bank certified check. This offer is good until March 30, 2021. Such offer is contingent upon my roommate agreeing to the buyout agreement and pursuant to the intercom being repaired or replaced and a tandem parking stall being assigned. If all those conditions are met first, I will consider signing such agreement.

My feeling is the building is shifting and/or sinking.

I request the insurance company contact information for Hi Point Apts LLC and Power Property Group, Inc.

The Power of Racism is Among

Us.

All rights reserved.

Geary Juan Johnson
A Black American
1522 Hi Point St 9
Los Angeles CA 90035
Phone 323-807-3099

c: California Department of Real Estate
1651 Exposition Blvd.
Sacramento, CA 95815
Fax Number: (916) 263-8943

CCC 1942.5
CCC 1941.1

Unruh-CC 51,53

(b) All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever.

This section of the United States Code, § 1981, is based on section one of the Civil Rights Act of 1866.[8] "All persons within the jurisdiction of the United States shall have the same right in every State and Territory to make and enforce contracts, to sue, be parties, give evidence, and to the full and equal benefit of all laws and proceedings for the security of persons and property as is enjoyed by white citizens, and shall be subject to like punishment, pains, penalties, taxes, licenses, and exactions of every kind, and to no other."

- **Breach of warranty of habitability:**

Landlords must make repairs and fix conditions that are a serious threat to the life, health, or safety of occupants. Examples include; lack of heat, water, electricity, and inadequate sewage disposal. It is important to note, that the problem cannot be minor or non-dangerous. **You should notify your landlord immediately of any serious hazards on the property.** If a Landlord fails to fix any serious hazards, the Tenant may use that as a defense in a failure to pay rent lawsuit.

retaliation:

Landlord threatens to file a lawsuit, evict, increase rent, or decrease services (electricity, heat, etc...) of Tenant as a result of Tenant's complaint of a violation relating to the property being leased. The complaint can either be an informal complaint (telling landlord about a problem), or a complaint and/or judgment in court. **Tenant's complaint must be within last 6 months to be considered retaliatory.**

Fax Number: (916) 263-8943