

Communication from Public

Name: Dulce

Date Submitted: 05/05/2021 09:29 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am a resident of Wilmington, CA and I am part of the organization Communities for a Better Environment. I support the strong anti-harassment tenant ordinance that includes Councilmember Nithya Raman's amendments. I do not support Councilmember Lee's amendments. Harassment is a tactic frequently used by landlords to silence and evict tenants. There shouldn't be an opportunity to cure harm.

Communication from Public

Name: edna monroy

Date Submitted: 05/05/2021 10:53 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Edna Monroy, and I am resident of District 8 in South Central LA/Vermont Vista. I support a STRONG Tenant Anti-Harassment Ordinance that includes Councilmember Nithya Raman's amendments. I do not support Councilmember Lee's amendments. Harassment is a tactic frequently used by landlords to silence and evict tenants. There shouldn't be an opportunity to cure harm. Councilmember Lee's amendments allows landlords to continue to terrorize tenants, worsening displacement, and mental health crisis impacts on the most vulnerable during this global pandemic. Pass an ordinance with actual teeth and implement it now! tenants cannot keep waiting.

Communication from Public

Name: Curtis Skinner

Date Submitted: 05/05/2021 11:13 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Curtis Skinner and I am an attorney with the Legal Aid Foundation of Los Angeles. We fully support passage of a tenant anti-harassment ordinance that includes the excellent recommendations submitted by Councilmember Raman. The council I am sure is fully aware of how urgent the need to pass this anti-harassment ordinance is. As much as opponents to the ordinance have stated that they condemn harassment, that has not changed the reality that tenants have been harassed for years and it is getting worse. As an example, intake data internal to my organization has showed a roughly 50% increase in people calling our hotlines for assistance with landlord harassment year on year from 2019 to 2020. And the first three months of 2021 had more calls about harassment than the same periods last year. This shows that while the problem was bad before, it has only escalated throughout the COVID-19 pandemic. This harassment can and often does lead to constructive evictions, where tenants leave their housing because the behavior of landlords is too harmful and intense. The consequences of that are even more stark during a deadly pandemic that has surged throughout the city and county. As has been stated by myself and others before, this policy is aimed at stopping bad actors. It is not anti-landlord. It is a measured and balanced approach to dealing with the serious issue of certain owners acting in bad faith. Councilmember Lee's amendments would change the policy language to mirror civil harassment. Doing so would deeply undermine the ordinance, as well as the safety and security of LA renters. Raising the bar of what a tenant is required to show in terms of injury and landlord intent creates unnecessary hurdles in the way of a tenant trying to get relief from an owner acting maliciously. If a tenant could clearly show that an owner engaged in behavior prohibited by the ordinance, but couldn't demonstrate serious emotional injury, then the bad behavior would not be stopped and more tenants could be harmed. Councilmember Lee's amendments also includes a "right to cure," but many forms of harassment outlawed by this ordinance are effectively incurable. How do you cure the trauma that a child experiences when a person is screaming at their parents and threatening them with the loss of housing? How do you cure the fear that a family feels by a threat that they will be reported to ICE or Children and Family Services

if they don't move out? We are also concerned that a right to cure could effectively act like a "get out of jail free" card, by giving owners a right to cure something that either is incurable or that they were fully aware should have been remedied before the need for litigation. Another position opponents to this ordinance have staked out is that it will allow tenants to take their landlord to court for virtually anything. It is important to remind the council that tenants still have to prove their case before they get any relief. Tenants will first have to find an attorney who is willing to take their case – weeding out frivolous cases. Then they have to spend months, and possibly significant sums of money, engaged in the litigation process. Then they have to convince a judge or jury that the harassment actually occurred before they even discuss damages in court. Tenants are not going to file cases for fun. Lastly, opponents have argued that this bill is one-sided and that landlords should be protected as well. There are two problems with this argument: first, no one to my knowledge has made a substantive allegation that there is a widespread problem of tenants harassing their landlords. On the other hand, there are thousands of complaints every year of landlords harassing tenants. This is an actual and serious problem, and it is the council's job to solve the issues facing their constituents. Second, the eviction process already exists as a legal avenue for landlords to get redress. The unlawful detainer process is a well-established area of law that aims to protect landlord property rights. Landlords already have ample tools to protect themselves. Tenants have far fewer tools to protect themselves from predatory landlords, and this ordinance can go a long way toward fixing that. Los Angeles is a city of renters. This ordinance is necessary and will go a long way in protecting Angeleno's from unacceptable behavior. As such, we fully support a tenant anti-harassment ordinance that fully adopts councilmember Raman's amendments. Thank you for your time.

Communication from Public

Name: Ethne Dennis

Date Submitted: 05/05/2021 11:26 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Ethne Dennis and I am a lifelong resident of Los Angeles. I support the strong anti-harassment tenant ordinance that includes Councilmember Nithya Raman's amendments. I do not support Councilmember Lee's amendments. Harassment is a tactic frequently used by landlords to silence and evict tenants. There shouldn't be an opportunity to cure harm. As a member of the Los Angeles Tenants Union I have heard countless stories of landlord harassment, landlords beating on front doors at 3AM, calling tenants all day long, waiting in parking lots to confront tenants, and yelling and screaming and cursing at tenants when they leave their homes. We must put an end to this.

Communication from Public

Name: Elena

Date Submitted: 05/05/2021 04:58 PM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Elena M. Reyes Martinez. I work in the Wilmington area zip code 90744 and my mom and younger sister live in the city of Los Angeles. I support the strong anti-harassment tenant ordinance that includes Councilmember Nithya Raman's amendments. I do not support Councilmember Lee's amendments. Harassment is a tactic frequently used by landlords to silence and evict tenants. There shouldn't be an opportunity to cure harm. In my work I have been in contact with community members of your district and they have shared how many landlords have been harrasing them to the point were they have been experiencing physical effects. This physical and emotional trauma that tenants have to go through cannot be undone and landlords should not be given the right to attempt to pretend that this type of harm can be undone. Tenants in your district need to feel and need to be protected and Taman's amendments ensure that tenants in your district like my mom and sister feel and truly are protected.