

Communication from Public

Name: Rev. Evan Regis Bunch

Date Submitted: 06/09/2021 08:44 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Rev. Evan Bunch. 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. Oh have been the recipient of a lot of harassment by a landlord, who wouldn't fix anything and allow violations of the City housing codes to endure because he was a corporate landlord and could beat the tenants in court.

Communication from Public

Name: EDNA

Date Submitted: 06/09/2021 10:31 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Edna, and i am a resident of district 8. I support a strong tenant anti-harassment ordinance that includes all of 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. Tenants have endured endless physical, verbal and psychological abuse by landlords and managers doing the landlords' dirty work. All tenant abuse must end today!

Communication from Public

Name: Zayda

Date Submitted: 06/09/2021 10:36 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Zayda Monroy. I am a resident of South 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.

Communication from Public

Name: Dionicia Ciprés
Date Submitted: 06/09/2021 11:05 AM
Council File No: 14-0268-S13
Comments for Public Posting: Me llamo Dionicia. Soy residente del distrito 10. Apoyo una fuerte ordenanza de inquilinos contra el acoso que incluye las enmiendas de la concejal Nithya Raman. No apoyo las enmiendas del concejal Lee. El acoso es una táctica utilizada con frecuencia por los propietarios para desalojar. Y obligar al inquilino a salir de su unidad

Communication from Public

Name: Miki Jackson

Date Submitted: 06/09/2021 11:10 AM

Council File No: 14-0268-S13

Comments for Public Posting: Miki Jackson for AHF/HHR. We support and urge a yes vote on the following items. We nearby adopt all supportive segments on these items. Item 1: 14-0268-S13 Item 5: 21-0137 Item 6: 17-1432-S1 Item 16: - 21-0513 Item 18: 21-0002-S105

Communication from Public

Name: Susan Collins

Date Submitted: 06/09/2021 04:31 AM

Council File No: 14-0268-S13

Comments for Public Posting: Thank you to the committee members for your consideration, and thank you to Council member Lee for writing amendments to Councilmember Raman's proposal that incorporate fairness and equity for both renters and housing providers to her proposal. It is of paramount importance that the Committee maintain the definition of harassment as set forth in Section 45.33 of the draft ordinance, which is derived from the California Civil Code Section 527.6(b)(3). I strongly urge the Housing Committee to ensure that its previous instruction, as set forth in a transmittal letter dated May 17, 2019 submitted by the Housing Committee to the Budget and Finance Committee regarding inclusion of language from the same State code provision stating: "The course of conduct must be that which would cause a reasonable person to suffer substantial emotional distress and must actually cause substantial emotional distress to the petitioner" be included in the final ordinance. The combined provisions would mirror the State's long-standing definition of harassment that is well established, recognizable, time and court tested standards. I ask that you support Councilmember Lee's amendment and oppose Councilmember Raman's proposed definitional modification, Amendment 1, would significantly and detrimentally lower the standard to require only a showing of a housing provider's "knowing and willful" commission of any one of the enumerated harassing activities, regardless of whether there was a legitimate purpose or whether the behavior negatively affected the specific renter. This amendment would essentially strip the standard entirely and so extensively that rental housing providers who have not engaged in any harassing conduct would be vulnerable to potential harassment allegations, costly and frivolous litigation and prosecution. Amendment 3 as proposed by Councilmember Raman would deem buyout agreements, a currently legal and City-regulated program with renter protections in place as harassment. This is a massive overreach into legal, private, business transactions. The implementation of this provision hurts renters and housing providers, while ensuring countless needless legal actions brought forth against housing providers. Written Notice and Opportunity to Cure: The inclusion of a notice and right to cure provision under Section 45.35(E) and request its expansion to cover all alleged violations is appreciated. The

inclusion of written notice and a right to cure all alleged violations is beneficial to all involved parties since it facilitates communication, minimizes misunderstandings, and informs housing providers of the alleged issue so that the situation may be corrected without the need for costly and potentially lengthy litigation. Please reject Councilmember Raman's Amendment 10 and maintain the requirement that the notice to the rental housing provider be in writing. Requiring written notice serves to diminish disputes related to whether proper notice was given. Please also oppose Councilmember Raman's Amendment 6. As currently worded, it would encourage "an aggrieved tenant under this article, or any other person, organization, or entity who will fairly and adequately represent the interests of an aggrieved tenant(s) under this article, may institute civil proceedings". The proposed language as written provides an extremely vague and broad based third-party right of action. Please oppose Amendments 7 and 8, which would prohibit the Court from evaluating the facts and circumstances of each case and determine appropriate penalties. Such judicial discretion is essential as the court is best situated to assess these matters. Additionally, payment of reasonable attorney's fees should be awarded to the prevailing party whether it be the rental housing provider or renter. Rent Restrictions: In reference to Amendments 11 and 12, which impose rent restrictions on rental units that become vacant based on ordinance violations, I respectfully request the city oppose this action. Many Housing providers have had their income removed, unable to issue rent increases, or evict non-paying and troublesome residents. Housing providers rely on this income just as any other business or service provider. The cost of repairs along with other supplies, and daily necessities have increased dramatically providing that no other business sector has been handicapped to the extent housing providers have. No other industry has indefinite restrictions placed on their ability to recover their losses. Amendments 11 and 12 will clog the courts with preventable legal challenges. Thank you in advance for your consideration

Communication from Public

Name:

Date Submitted: 06/09/2021 05:11 PM

Council File No: 14-0268-S13

Comments for Public Posting: I am in full support of the City's proposed tenant harassment ordinance. As a renter who has faced direct harassment from a former landlord, I felt powerless to my landlord. At times, he would enter my unit without prior notice while I was sleeping, at random times during the day, or follow me through the building to talk about lease extensions. At one point, he violently evicted me from the premises with no notice. During the self-help eviction, I was blocked in my own unit's bathroom by the landlord's wife while the landlord removed belongings from the unit. I am lucky to have had the foresight to record the incident on video so I had proof. Once the police arrived, they found my landlord showering in my bathroom. They arrested him, charged him for vandalism, and he was released the same day with no bail posted. My friends and I were left to clean up the mess he caused. Worse, the landlord had changed the locks on the unit such that anything left behind was unobtainable. To this day, I still don't believe I received justice. I was never interviewed beyond the initial police statement that day, I was never contacted by prosecutors regarding the landlord's offense, I wasn't made aware of any potential criminal actions against my landlord after his arrest. As far as I am aware, my landlord walked a free man after violating my rights as a tenant during the height of the COVID-19 pandemic. There are very generous, responsible, and caring landlords in Los Angeles. My current landlord is one of those people, and thankful I was able to find him everyday. Too bad he is one of the handful out there that genuinely care about their tenants, not about squeezing every last drop income and disregarding your rights to basic human dignity. This ordinance ensures that great landlords like mine can continue to run their rental operations as they always have, while punishing those who acted egregiously like my former one. My note to property owners who face harassment, install cameras or film your encounters. If your tenants are harassing you, in the criminal sense (e.g. pushing, shoving, verbal, or otherwise), then that's equivalent to a landlord who trespasses into a dwelling without notice. If tenants are not paying, that's a civil matter which is why courts exist. As a provider of a service, property owners have a responsibility to maintain the product they are providing the public, much like how tenants have a responsibility to care for your product once it is returned at the

end of their rental agreement. Again, I am full support of this ordinance so dishonest and disrespectful property owners can be held accountable for their actions and so tenants have a level playing field with property owners.