

Communication from Public

Name: Veronica arias

Date Submitted: 08/11/2020 10:40 PM

Council File No: 14-0268-S13

Comments for Public Posting: I live in a low-income building. Many of the tenants who live here have problems with the ostimagemento on the part of the managuer, they put me at risk of eviction in court, they increased that we made noise in our unit, I could verify in court that it was not true and fortunately we won the case , but after that they put me in front of my door and I feel that my privacy has been invaded, I have the manager on top of me all the time the tow truck has called us to take my car which is properly parked just because that I had just bought the car and I did not tell her that it would be in my parking lot, I feel strongly stressed from the harassment that I have had from them I have hair loss for more than two years and I cannot sleep at night just thinking that I am They are going to put another eviction order on my door, apart from that the managuer invents things about us against other neighbors so that they can fight with me. Other neighbors have been intimidated by her and they are afraid of her they are afraid of being evicted and with how expensive the rent is today, for that reason they better let themselves be humiliated, I am organizing a group of tenants united in the building and know through organizations our rights as tenants. If our unit is infected by bed bugs we have to pay for the fumigation, if we drop something on the floor of the hallways we have to send the folder to be washed, our children cannot play on the play ground because they are like vulla. with an oppressive regime. Please help us stop so much abuse of power and stigma from landlords and their employees as well as us tenants. the address is 1405 w James m Wood bl Apt 501 Los Angeles California 90015.

Communication from Public

Name: Rob Reed
Date Submitted: 08/12/2020 10:50 AM
Council File No: 14-0268-S13

Comments for Public Posting: It is time to pass the Tenant Anti-Harassment Ordinance. The purpose of LA's rent control laws is to provide affordable housing in one of the least affordable cities in the nation. However, unscrupulous landlord often employ harassment to influence tenants to give up their uniquely affordable homes so that the landlord can reset the rent to market rate. Harassment takes many forms: abusing the right of access into the rental unit; incessant phone calls and texts; removal of housing services, such as parking spaces; eviction notices alleging minor lease breaches, such as claiming that a window air conditioner is an illegal alteration of the rental unit; threats of eviction and the effect upon a tenant's credit record and future inability to rent; deliberately choosing not to address repairs and slum-like conditions; refusing rent; and even placing trash dumpsters outside a tenant's window. The recently-enacted affirmative right of action in the case of a landlord's violation of COVID-related tenant protections is a positive first step; but it only deals with one small aspect of tenant harassment. Given that landlords may have to wait up to a year to receive back rent, harassment will only escalate. It is vital that the Tenant Anti-Harassment Ordinance be adopted immediately.

Communication from Public

Name: Elizabeth Guzman

Date Submitted: 08/12/2020 10:50 AM

Council File No: 14-0268-S13

Comments for Public Posting: Hello, As a tenant organizer, I've had to support countless tenants in dealing with horrible physical, emotional, and psychological violence on be half of managers and owners well before the pandemic school. It has only worsened since the pandemic. I urge the city council to put this on the agenda and vote in favor of the anti harassment ordinance. I hope you can be accountable to the millions of residents in your city, especially tenants and workers who are at risk of eviction and being homeless, despite your personal interest as landlords. Given the Huizar scandal, all eyes are on you, including my representative, Curren Price. One of the primary motivations to harass rent control tenants is the incentive provided by "vacancy de-control", when a landlord can raise the rent once the unit is empty. We must remove this incentive by enacting strong enforcement and penalties for any instances of harassment found to be caused by this profit motive. No one thinks they have the authority to address harassment. HCID points you to DCBA and DCBA points you back to HCID and then HCID said make a complaint with Fair Employment and Housing (because they say they don't have the authority). You have to call really early, starting at 8:00am and stay on the line until 10:00am. Sometimes call during my lunch break. Also tenants get a THP and you can't get an attorney to address the THP. HCID now can constructively evict now that renovations are allowed again.

Communication from Public

Name: Lois DeArmond
Date Submitted: 08/12/2020 10:58 AM
Council File No: 14-0268-S13

Comments for Public Posting: Dear Council members; I urge you, in the strongest possible terms, to bring the Tenant Anti-Harassment Ordinance out of Committee, and before the full Council for a vote to PASS it. Tenants have been waiting for over 3 years for this protection, which is even more urgent now. Landlords have escalated their harassment of tenants during the Covid-19 crisis, as so many tenants have lost their incomes and cannot pay rent. Now is not the time to vacillate anymore regarding this ordinance; now is the time to bring it forward and PASS it to be made effective immediately upon being signed by the Mayor. Almost all evictions begin with harassment, which includes threats, intimidation, and sometimes physical harm to tenants, their families and pets. Harassment is psychological violence, meant to break the human spirit, and it very often does just that; people just give up and leave their homes, having done nothing wrong, because there is no legal recourse open to them. We need a strong ordinance with TEETH, with stiff monetary penalties, and vigorous enforcement. Please, do the right thing for the majority of residents of Los Angeles, who are renters. Thank you. Lois DeArmond Lifetime resident of Los Angeles, and renter for 47 years

Communication from Public

Name: Christina Gonzalez

Date Submitted: 08/12/2020 11:30 AM

Council File No: 14-0268-S13

Comments for Public Posting: As a housing rights attorney, I regularly hear horror stories from my clients about the dehumanizing treatment and harassment they are subjected to at the hands of their landlords. The resulting trauma caused by this harassment is damaging enough, yet it is often a precursor to displacement that can result in homelessness and a cycle of harmful generational impacts. I urge each Council member to call on Council President Nury Martinez to schedule a vote for the Tenant Anti-Harassment Ordinance (TAHO) and to vote to pass the TAHO. Let's be clear: harassment has always been a problem. It affects tens of thousands of renters every day in Los Angeles. The COVID-19 pandemic has only intensified the problem. One of the primary motivations to harass tenants in rent-controlled units is the incentive provided by "vacancy de-control," through which a landlord can raise the rent once the unit is empty. We must remove this incentive by enacting strong enforcement and penalties for any instances of harassment found to be caused by this profit motive. Let's also be clear that Los Angeles' temporary COVID-19 tenant protections are no substitute for a permanent TAHO. A permanent TAHO would protect tenants from a wide range of harassing behavior indefinitely. Conversely, the temporary COVID-19 protections only prohibit bad acts related to the current pandemic, and those protections will eventually expire. These two ordinances are so different in scope and duration that the temporary COVID-19 protections should not be considered a substitute for a permanent TAHO.

Communication from Public

Name: Beverly Roberts
Date Submitted: 08/12/2020 12:30 PM
Council File No: 14-0268-S13

Comments for Public Posting: The TAHO would help protect Angelenos against the daily harassment landlords wage against tenants on a daily basis. Harassment has always been a problem. Covid-19 makes it worse, but we need this now and for it be permanent going forward. It affects tens of thousands of renters every day in Los Angeles. Before eviction often comes harassment. Almost everyone who has been evicted has first harassed. Harassment is the practice of wearing down the human spirit that drives families with no other place to live out of their homes despite the often inevitable consequence of homelessness. Ask each council member to call on Council President Nury Martinez to schedule a vote for the Anti-Harassment Ordinance One of the primary motivations to harass rent control tenants is the incentive provided by “vacancy de-control”, when a landlord can raise the rent once the unit is empty. We must remove this incentive by enacting strong enforcement and penalties for any instances of harassment found to be caused by this profit motive.

Communication from Public

Name: Greg Spiegel for Inner City Law Center

Date Submitted: 08/12/2020 01:03 PM

Council File No: 14-0268-S13

Comments for Public Posting: On behalf of Inner City Law Center, we ask the City Council's Housing Committee to advocate that the Tenant Anti-Harassment Ordinance (TAHO) be brought to the full City Council and approved as soon as possible. Before the pandemic hit, Los Angeles was already suffering from a displacement crisis where corporate landlords seeking ever-higher profits were pushing families out of their rent-stabilized homes and communities. Some landlords would use the legal system to evict tenants while others saved the attorneys' fees by directly harassing and intimidating renters out of their homes. In this way, legal evictions are only the tip of the displacement iceberg; direct harassment is often a cheaper and faster road to vacating a unit for the landlord who wants higher profits. Our experience is that more tenants are displaced via harassment than the eviction process. And the consequences are dire: For renters who cannot find replacement affordable housing, displacement can mean living in cars, in shelters or on the street. There's nothing new about this but the pandemic is making things worse. Since the economic collapse triggered by the pandemic, hundreds of thousands of households are behind in their rent. In RSO buildings, renters with long-term tenancies and below-market rents are being targeted by corporate landlords. While City Council has passed important protections for limiting the grounds for legally evicting during the pandemic, the protections do not adequately address the non-legal ways that landlords push people out of their homes. Tenant advocacy groups like Inner City Law Center are seeing an increasing number of landlords who are taking the law into their own hands and locking people out of their homes without a court order. Several instances have been reported in the media. When landlords act in this way, renters have few protections and even fewer resources to address the problem. No City or County agency currently believes it has sufficient legal authority to protect tenants from landlord harassment. At best, a renter can file a complaint but no action is taken to prevent the displacement. And the LAPD often ends up taking the side of the landlord, putting property above people. For three years now, tenants have called upon the City Council to pass a Tenant Anti-Harassment Ordinance. During the pandemic, the need is even greater. Before any more families are pushed out of

their homes, we ask you as the City Council's leaders on housing, to please act today to get the Tenant Anti-Harassment Ordinance approved by the full City Council.

Communication from Public

Name: Angelina Jimenez

Date Submitted: 08/12/2020 02:14 PM

Council File No: 14-0268-S13

Comments for Public Posting: Ordenanza contra el acoso de inquilinos (TAHO), que debe programarse para su votación en el Concejo Municipal en pleno. (Ha estado esperando ser escuchado por más de 3 meses.) POR QUÉ: El TAHO ayudaría a proteger a los angelinos contra el acoso diario que los propietarios pagan contra los inquilinos a diario. Tercero: agregue argumentos adicionales, como cualquiera de los siguientes: El acoso siempre ha sido un problema. Covid-19 lo empeora, pero lo necesitamos ahora y para que sea permanente en el futuro. Afecta a decenas de miles de inquilinos todos los días en Los Ángeles. Antes del desalojo, a menudo viene el acoso. Casi todas las personas que han sido desalojadas se han acosado primero. El acoso es la práctica de desgastar el espíritu humano que hace que las familias que no tienen otro lugar donde vivir salgan de sus hogares a pesar de las consecuencias a menudo inevitables de la falta de vivienda. Pídale a cada miembro del consejo que pida al presidente del consejo, Nury Martinez, que programe una votación para la Ordenanza contra el acoso. Una de las principales motivaciones para acosar a los inquilinos que controlan el alquiler es el incentivo que brinda el "descontrol de vacantes", cuando un propietario puede aumentar el alquiler una vez que la unidad está vacía. Debemos eliminar este incentivo mediante la promulgación de una aplicación estricta y sanciones para cualquier caso de acoso que se considere causado por este motivo de lucro.

Communication from Public

Name: John Parks

Date Submitted: 08/12/2020 02:25 PM

Council File No: 14-0268-S13

Comments for Public Posting: Good Afternoon Councilmembers, John Parks with the Coalition for Economic Survival. I am here representing CES and its members along with other tenant advocates in support of the Anti-Tenant Harassment Ordinance. I am here today to emphasize the need for the Anti-Tenant Harassment Ordinance that has been sitting on the sidelines awaiting discussion for over 2 years. Now more than ever we need a permanent Anti-Tenant Harassment Ordinance. Before COVID-19 tenants were already experiencing harassment at the hands of landlords. Now during the pandemic, harassment has multiplied with very little recourse for tenants to defend themselves. For example, A CES member living in the Westlake neighborhood has received eviction notices every week since September of last year and throughout the pandemic. In fact, yesterday the tenants received a 24-hour notice from the owner to enter the building from 8:00 a.m. to 6:00 p.m. from August 12 (today) until September 11. This is an owner that has called the police as a tool of intimidation, filed an eviction case on top of an ellis act eviction, and has threatened the children of the tenants. Basically this owner has thrown everything at the tenants to force them out during the pandemic. The tenants now live in constant fear of the owner and his agents. Without the Anti-Tenant Harassment ordinance, these extra-legal activities have gone unchecked throughout the city before and during this pandemic and will continue to do so. City Council must adopt this motion to protect tenants who are at the mercy of aggressive slumlords who take advantage of departmental confusion and loopholes for their own economic gains.

Communication from Public

Name: Simone Newman (ACCE)
Date Submitted: 08/12/2020 02:40 PM
Council File No: 14-0268-S13
Comments for Public Posting: TAHO would help protect Angelenos against the daily harassment landlords wage against tenants on a daily basis.

Communication from Public

Name: Aimee Williams
Date Submitted: 08/12/2020 02:41 PM
Council File No: 14-0268-S13

Comments for Public Posting: I'm a housing lawyer in City of Los Angeles - I've represented tenants across Los Angeles for the last 7 or so years, and I currently live in South Los Angeles where I do pro bono legal work in solidarity with the South Central and Baldwin Leimert Crenshaw Chapter of the LA Tenants Union. When this ordinance was before the Housing Committee almost two years ago I attended and brought two clients of mine to testify to you : tenants who were experiencing harassment at the time. Their accounts were heart-wrenching. Councilmember Cedillo commented in response to one of my clients testimony that from the sounds of the harassment she was suffering (threats of violence, peeping through windows, removal of her shower and sink, following her on the street outside her unit) that her landlord sounded like he had the last name Trump. My other client testified similarly regarding harassment that she was suffering, including theft (and presumed death) of a pet, entries into her unit, filming of her, threats and actual physical violence and derogatory cursing at her as she passed, in front of her children. These were different landlords, both in CD-9, but unfortunately their accounts are not uncommon. As a follow up to those testimonies I can report to you that both of those tenants have now vacated their units because they could no longer endure the harassment, and because I, as their housing lawyer, could not provide them a legal remedy to stop the harassment. Because they are considered to have 'voluntarily vacated' those 2 apartments are NOW RE-RENTED and the landlords got the benefit of vacancy decontrol to raise the rents to whatever they wanted, which I believe they have. Both of those harassment situations were motivated by the potential increase in rent, and also because my clients had complained about substandard conditions. Those landlords have not yet, and likely will not be held accountable for the harassment they perpetrated. Tenants who vacate because of harassment should not be considered as 'voluntarily vacating' for the purpose of 'vacancy decontrol' under the Rent Stabilization Ordinance. The time has passed to help my clients who testified to you, because the ordinance you're presently considering was not passed in time to provide them any protection. If the landlord had been the romantic partner of either of these women, I would have had a better chance of a legal remedy. But the perpetrators were their landlord

so there are no good legal remedies, or even accountability for harassment that caused tenants I've represented to develop anxiety disorders, depression and physical symptoms such as sleeplessness, teeth grinding, hair loss, headaches, stress related arthritis, Bells Palsy and even suicidal thoughts. Unlike a romantic partner, the law normally favors the landlord always having a key or being able to demand access to the tenants home. Until we make it unprofitable for landlords to harass their tenants into vacating they will continue to do so - its happening right now all over Los Angeles, including South Los Angeles with COVID-19. We call on city council members to call to immediately pass the Tenant Anti-Harassment Ordinance in order to protect tenants from harmful harassment that happens day-in and day-out to tens of thousands of tenants and ultimately leads to "silent" evictions that go unrecorded. The temporary measures put in place with the emergency COVID-19 measures (THANK YOU, BY THE WAY) have been somewhat effective in slowing harassment, but a more robust and permanent framework needs to be established. This is not just a tenants rights measure - its a measure to stop displacement and homelessness. Please urge Council President Nury Martinez to schedule a vote for the Anti-Harassment Ordinance. Please also direct HCIDLA to make strong regulations for harassing conduct. ==> Please note that the examples I cited to earlier, killing or theft of a pet/property and use of surveillance and filming, are not adequately addressed in the presently proposed regulations. Furthermore, mediating conflicts and issues of harassment could be more easily resolved by HCIDLA or other governing body with video and photo evidence of whats occurring at the property. Doorbell and security cameras are already widely used at rental properties by landlords, but unfortunately there exists no regulations or norms in place for that footage to be accessed by either HCIDLA or the tenants (for whose benefit the security cameras presumably exist). This could be addressed by regulations similar to those governing police body cameras, that the footage be made accessible to all parties in the interest of resolving disputes. Thank you for your time

Communication from Public

Name: Joe Donlin

Date Submitted: 08/12/2020 02:47 PM

Council File No: 14-0268-S13

Comments for Public Posting: Every day tens of thousands of families experience harassment by their landlords and property managers. The trauma experienced by tenants who have nowhere else to go - whether during a pandemic or not - harms the physical, emotional and mental health of Angelenos. It affects children in the household who witness their parents being degraded, disrespected and dehumanized. In our tenant action clinic at SAJE, we hear these stories every day. Sadly, the emotional trauma is only the start. The financial toll that hits families who experience harassment by landlords and their agents is devastating. This is because harassment is a precursor to the ultimate harm: displacement. Whether it is a formal eviction waged against a tenant or a "self eviction" by a tenant who just cannot take it any longer, the end result is often a family being pushed out into an uncertain and unaffordable housing world. Yes, this means many end up homeless. Can you imagine your human spirit being worn down so significantly that you'd rather be homeless than stay in your apartment and put up with constant harassment? We cannot condone this and must make these practices unacceptable. The Tenant Anti-Harassment Ordinance will be a critical step in this direction. By defining the many forms of harassment that can be experienced and penalties for perpetrators, the ordinance will act as a deterrent to the harmful behavior. We all want home to be that place where we can feel safe and healthy - that place where we can rest and rejuvenate. Let's not let harassment of tenants go unchecked any longer. We ask that the City Council take up the ordinance for a final vote and pass it immediately. Lives and the health of families are at stake. Thank you,

Communication from Public

Name: Wendy Miranda

Date Submitted: 08/12/2020 03:14 PM

Council File No: 14-0268-S13

Comments for Public Posting: It is unacceptable seeing many of my neighbors or other people I know, be harassed for simply not speaking English, the color of their skin, etc. I am calling on the City Council and Council President to immediately pass the Tenant Anti-Harassment Ordinance in order to protect tenants from harmful harassment that happens too often to thousands of tenants and ultimately leads to “silent” evictions that go unrecorded. No one deserves to be harassed. I ask each council member to call on Council President Nury Martinez to schedule a vote for the Anti-Harassment Ordinance.

Communication from Public

Name:

Date Submitted: 08/12/2020 03:16 PM

Council File No: 14-0268-S13

Comments for Public Posting: Harassment has always been a problem whether in RSO units and Subsidized housing. Covid-19 makes it worse, but we need this now and for it to be permanent going forward. It affects tens of thousands of renters every day in Los Angeles. I am Petitioning to call on Council President Nury Martinez to schedule a vote for the Anti-Harassment Ordinance. Thank you Tenant in the City of Los Angeles for 24 years