

Communication from Public

Name: Nancy Popp

Date Submitted: 11/13/2020 09:42 AM

Council File No: 14-0268-S13

Comments for Public Posting: I am a fourth generation resident of Los Angeles, a resident of District 1, a teacher, a member of the LA Tenants Union and a law student at People's College of Law. We need the AHTO passed immediately! Particularly given the impact of the COVID-19 pandemic, the incredible harassment seen by landlords, and the refusal of the state to pass Proposition 21, Tenants need PERMANENT protection against landlord harassment, which drives tenants to self-evict. Until the City or State passes Vacancy Control, Landlords will use harassment as a weapon to force lower-income tenants to move out, and replace them with higher paying tenants. We need legal protection that provides tenants with a private right of action to charge their landlords with misdemeanors. We have seen the impact of such laws during COVID-19; they work as powerful deterrents, particularly when given real teeth of penalties of \$10,000 per incident and additional penalties for elderly and disabled tenants. I myself have experienced severe harassment from my property owner starting in 2015, including sexual battery, trespassing, lack of repairs leading to vermin infestations, retaliatory evictions, threats of violence and entries without notice. This went on for nearly 5 years, until I filed a private lawsuit to stop the harassment, stay in my home, and be awarded damages. It is wrong to place this burden on the tenant, who has done nothing to bring the situation on themselves! Protect the people who elected you. Pass the AHTO today. Sincerely, Nancy Popp 323-365-9365

Communication from Public

Name: Nico

Date Submitted: 11/13/2020 08:07 AM

Council File No: 14-0268-S13

Comments for Public Posting: My name is Nico, and I strongly support the TAHO, which should apply to all rental units in the city of LA (and hopefully soon the county of LA). As a member of LATU, I talk with fellow tenants on a daily basis, and connect with new tenants every week; time and time again, the issue that comes up above all others is harassment. Harassment wears down the human spirit, and drives families and individuals with no other place to live out of their homes despite the often inevitable consequence of homelessness. I see how tenants dealing with harassment are put through incredible stress and anxiety, and echo their frustration at the lack of accountability for the perpetrators of this harassment; their landlords. TW: Twice in just the past few months, I've talked with tenants who told me they contemplated suicide or self-harm because landlord harassment had intensified so greatly. Recently, I met with P, who over the years has seen many of her neighbors self-evict because of the constant harassment dealt out by her slumlord, Hay Tanning. The psychic violence he inflicted on his tenants was so extreme that they could not sleep, and the uncertainty of leaving was preferable to the mental and emotional distress they were enduring. This forced displacement was an off-the-books eviction. Hay has used this tactic in the several properties he owns, and landlords everywhere use it to force tenants to leave. There are undoubtedly tens of thousands of tenants who are currently dealing with harassment as a tactic of eviction. P, like most of the tenants I connect with, has lived in her homes for many years, and is in an RSO unit. Her landlord has openly told her and others that he's trying to get her out so that he can re-tenant, and he has continually harassed her and other tenants based on their perceived immigration status. Harassment affects all tenants, but 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. A Permanent Tenant Anti-Harassment ordinance 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.

Neither TAHO nor Covid-19 protections mean much when city agencies neglect to uphold and enforce them. One of the tenants who has dealt with near-constant, documented landlord harassment during the pandemic reached out to HCID, and the most they did was send a print-out of the Covid-19 protections to the landlord; never once did they engage with the tenant to make sure they were aware of the penalties a landlord should face for this behavior, or connect them with legal aid. This has the effect of passively allowing harassment to continue, and withholding information and resources from a tenant who desperately needed them. Finally, it should be added to the public record that two of the members of this committee who will vote on TAHO are themselves landlords - Nury Martinez and Paul Krekorian. If either vote against this ordinance, the conclusions we can draw about their priorities and conflicts of interest are obvious.

Communication from Public

Name: Pamela Crenshaw

Date Submitted: 11/13/2020 10:40 AM

Council File No: 14-0268-S13

Comments for Public Posting: Hello my name is Pamela Crenshaw and I live in PSH at 1140 North Gower Street. I'm writing this request in support of the Tenant Anti-Harassment Ordinance (TAHO) item 5. We have had a tenant who has been harassing women for over 2 years. Just two days ago he was caught on camera beating on a woman's door with a bat. He has threatened to kill this woman numerous times for no reason. He is also destroyed her screen door ornaments that she had for Christmas. He is on drugs and has PTSD & is untreated. A Community of Friends(ACOF) owner of this building has done nothing to provide safety. He has multiple drug addicts living in his unit and this is permanent supportive housing which is single unit occupancy. He's not the only one harassing us tenants. We have about five drug apartment to have literally set their apartment on fire, do drugs and cell drugs and have multiple fights scaring all the tenants consider this anti harassment law to go into effect and to hold these PSH owners and management companies accountable for the atrocities that go in this building. We have many seniors in my building and many of us have been sober 10 to 20 years. It's a difficult time right now we can't move because there's not enough senior apartments available for us. I humbly ask and thank you for considering passing this anti harassment bill.