

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

June 28, 2019

Board of Review
Office of the Controller
Room 300, City Hall East

Attention: Shane Min

**RE: WRITE-OFF OF 22 UNCOLLECTIBLE CUSTOMER ACCOUNTS FOR FEES
TOTALING GREATER THAN \$5,000.00 PER CUSTOMER ACCOUNT IN THE
AMOUNT OF \$175,741.06**

Attached is a list of Los Angeles Department of Building and Safety (LADBS) delinquent customer accounts that were found to be uncollectible. Reasonable efforts were made to effect collection by the LADBS Financial Services Division. Continued efforts to effect collection have been deemed by the Department to be more costly than any probable benefits to be derived.

These accounts were evaluated to be written-off based on the following criteria:

- All the accounts remain uncollected despite all collection efforts by the collection agencies;
- All reasonable collection efforts have been exhausted; and,
- The four (4) year statute of limitation for collection of debt has expired on all the accounts.

It is recommended that the Board of Review authorize removal of these accounts from the active accounts receivable of the Department.

If you have any questions or need further information, please contact Cynthia Kho, Departmental Chief Accountant, at (213) 482-6815.

STEVE ONGELE
Assistant General Manager

LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
REQUEST FOR BOARD OF REVIEW APPROVAL FOR WRITE OFF OF OUTSTANDING ACCOUNTS GREATER THAN \$5000
AS OF 6/18/2019

#	CUST ACCT	INV NBR	INV TYPE	INV PRT DT	(A) PRINCIPAL	(B) PENALTY	(C) INTEREST	(D) COLL FEE	(E) PAY AMT	PAY DATE	(A + B + C + D) TOTAL DUE	DIVISION	JOB ADDR	CUST NAME	JOB APN	PRIMARY COLLECTION AGENCY	PRIMARY COLLECTION DATE	SECONDARY COLLECTION AGENCY	SECONDARY COLLECTION DATE	WRITE OFF REASON
1	280012582-8	531829-8	CODE VIOLATION INSPECTION FEE	10/25/2011	\$ 356.16	\$ 890.40	\$ -	\$ -	\$ -		\$ 1,246.56	INSPECTION BUREAU	2555 N BENEDICT CANYON DR	LAZBEN INVESTMENTS COMPANY	4382016003	OSI Now TSI, Formerly NCO	1/16/2012	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted.
2	280012582-8	535622-5	NON COMPLIANCE	12/22/2011	\$ 1,000.00	\$ 2,500.00	\$ 3,071.71	\$ -	\$ -		\$ 6,571.71	GRADING INSPECTION	2555 N BENEDICT CANYON DR	LAZBEN INVESTMENTS COMPANY	4382016003	OSI Now TSI, Formerly NCO	3/12/2012	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted.
280012582-8 Total											\$ 7,818.27									
3	280023717-6	446590-6	NON COMPLIANCE	5/30/2008	\$ 1,000.00	\$ 2,500.00	\$ 4,951.95	\$ -	\$ -		\$ 8,451.95	GRADING INSPECTION	22560 UHEA RD	PLYAM NATALIA AND YURI	2076016027	CCU	9/8/2008			Statute of Limitation Expired. All collection efforts exhausted.
280023717-6 Total											\$ 8,451.95									
4	280025002-1	642946-9	REPAIR AND DEMOLITION	3/18/2015	\$ 1,570.66	\$ -	\$ -	\$ -	\$ -		\$ 1,570.66	CONTRACT NUISANCE ABATEMENT	13721 N ELDRIDGE AVE	CERVANTES EFRAIN		NCO, Now TSI	6/8/2015	MSB	7/1/2016	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
5	280025002-1	642950-2	REPAIR AND DEMOLITION	3/18/2015	\$ 4,962.68	\$ -	\$ -	\$ -	\$ -		\$ 4,962.68	CONTRACT NUISANCE ABATEMENT	13721 N ELDRIDGE AVE	CERVANTES EFRAIN		NCO, Now TSI	6/8/2015	MSB	7/1/2016	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
6	280025002-1	647448-5	REPAIR AND DEMOLITION	4/16/2015	\$ 1,586.82	\$ -	\$ -	\$ -	\$ -		\$ 1,586.82	CONTRACT NUISANCE ABATEMENT	13721 N ELDRIDGE AVE	CERVANTES EFRAIN		NCO, Now TSI	7/6/2015	MSB	8/1/2016	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280025002-1 Total											\$ 8,120.16									
7	280026876-5	450709-7	REPAIR AND DEMOLITION	9/12/2008	\$ 778.40	\$ -	\$ -	\$ -	\$ -		\$ 778.40	CONTRACT NUISANCE ABATEMENT	123 S CRESCENT HEIGHTS BLVD	FROMMMER PETER J & ELIZABETH						Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
8	280026876-5	450710-1	REPAIR AND DEMOLITION	9/12/2008	\$ 4,213.44	\$ -	\$ -	\$ -	\$ -		\$ 4,213.44	CONTRACT NUISANCE ABATEMENT	123 S CRESCENT HEIGHTS BLVD	FROMMMER PETER J & ELIZABETH		CCU	12/15/2008			Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
9	280026876-5	543456-5	REPAIR AND DEMOLITION	3/16/2012	\$ 4,135.76	\$ -	\$ -	\$ -	\$ -		\$ 4,135.76	CONTRACT NUISANCE ABATEMENT	123 S CRESCENT HEIGHTS BLVD	FROMMMER PETER J & ELIZABETH		OSI Now TSI, Formerly NCO	6/4/2012	MSB	7/1/2013	Statute of Limitation Expired. All collection efforts exhausted. City Council Received & Filed Lien.
280026876-5 Total											\$ 9,127.60									
10	280033206-0	464513-1	NON COMPLIANCE	5/14/2009	\$ 750.00	\$ 1,875.00	\$ 3,386.78	\$ -	\$ -		\$ 6,011.78	COMMERCIAL BUILDING INSPECTION	2929 N LOS FELIZ BLVD	HOROWITZ HOLDINGS LLC	5594006027	OSI Now TSI, Formerly NCO	8/3/2009	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted.
280033206-0 Total											\$ 6,011.78									
11	280034760-4	468683-5	NON COMPLIANCE	7/23/2009	\$ 1,000.00	\$ 2,500.00	\$ 4,439.17	\$ -	\$ -		\$ 7,939.17	GRADING INSPECTION	4115 JENNINGS	MONTEREY HILLS DEVELOPMENT CO. II, LLC	5307008020	CCU	10/12/2009			Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280034760-4 Total											\$ 7,939.17									
12	280036429-0	474319-6	NON COMPLIANCE	10/2/2009	\$ 1,000.00	\$ 2,500.00	\$ 4,315.87	\$ -	\$ -		\$ 7,815.87	GRADING INSPECTION	HANSEN HEIGHTS ST	BANUELOS JR RUBEN	2543018012	OSI Now TSI, Formerly NCO	12/21/2009	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted.
280036429-0 Total											\$ 7,815.87									
13	280038277-5	479231-6	NON COMPLIANCE	12/28/2009	\$ 1,000.00	\$ 2,500.00	\$ 4,194.58	\$ -	\$ -		\$ 7,694.58	GRADING INSPECTION	3870 SUNSWEPT DR	JUDY ROBBINS TRUSTEE / JOEY'S MANSION A TRUST	2384002038	OSI Now TSI, Formerly NCO	3/15/2010	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted.
280038277-5 Total											\$ 7,694.58									
14	280038997-8	480955-5	NON COMPLIANCE	1/15/2010	\$ 1,000.00	\$ 2,500.00	\$ 4,168.57	\$ -	\$ -		\$ 7,668.57	GRADING INSPECTION	6059 VAN NUYS BLVD	PARTNERS RODRIGUEZ	2241027001	OSI Now TSI, Formerly NCO	4/5/2010	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280038997-8 Total											\$ 7,668.57									
15	280039829-5	483247-2	NON COMPLIANCE	2/11/2010	\$ 550.00	\$ 1,375.00	\$ 585.06	\$ -	\$ -		\$ 2,510.06	AIM	14410 W FRIAR ST	SILVAS REGINALDO	2240002013	OSI Now TSI, Formerly NCO	5/3/2010			Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
16	280039829-5	517822-7	NON COMPLIANCE	6/1/2011	\$ 550.00	\$ 1,375.00	\$ 181.63	\$ -	\$ -		\$ 2,106.63	AIM	14410 W FRIAR ST	SILVAS REGINALDO	2240002013	OSI Now TSI, Formerly NCO	8/22/2011			Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
17	280039829-5	539126-6	NON COMPLIANCE	1/17/2012	\$ 550.00	\$ 1,375.00	\$ 1,673.90	\$ -	\$ -		\$ 3,598.90	AIM	14410 W FRIAR ST	SILVAS	2240002013	OSI Now TSI, Formerly NCO	4/2/2012	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280039829-5 Total											\$ 8,215.59									
18	280046877-4	506159-6	NON COMPLIANCE	2/18/2011	\$ 1,389.00	\$ 3,472.50	\$ 4,139.00	\$ -	\$ 1,389.00	4/6/2011	\$ 7,611.50	GRADING INSPECTION	15646 HIGH KNOLL RD	HAKIMI LOUISE	2285007024	OSI Now TSI, Formerly NCO	5/9/2011			Statute of Limitation Expired. All collection efforts exhausted.
280046877-4 Total											\$ 7,611.50									
19	280055018-9	536935-5	NON COMPLIANCE	1/17/2012	\$ 1,000.00	\$ 2,500.00	\$ 3,041.81	\$ -	\$ -		\$ 6,541.81	GRADING INSPECTION	BASEBALL FIELD APN 2580-016-017	SYLMAR INDEPENDENT BASEBALL LEAGUE	2580016017	OSI Now TSI, Formerly NCO	4/2/2012	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted.
280055018-9 Total											\$ 6,541.81									
20	280060109-2	535071-9	CODE VIOLATION INSPECTION FEE	12/5/2011	\$ 1,246.56	\$ -	\$ -	\$ -	\$ -		\$ 1,246.56	CODE ENFORCEMENT	8602 N SHOSHONE AVE	MICKLUS,JOSEPH A AND BARBARA K	2787027004	OSI Now TSI, Formerly NCO	2/22/2012	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted. Property determined to be owner occupied, exempt from lien processing.
21	280060109-2	540690-4	NON COMPLIANCE	2/6/2012	\$ 1,925.00	\$ -	\$ 701.23	\$ -	\$ -		\$ 2,626.23	AIM	8602 N SHOSHONE AVE	MICKLUS	2787027004	OSI Now TSI, Formerly NCO	4/23/2012	MSB	5/6/2013	Statute of Limitation Expired. All collection efforts exhausted. Property determined to be owner occupied, exempt from lien processing.
22	280060109-2	607211-3	NON COMPLIANCE	3/11/2014	\$ 1,925.00	\$ -	\$ 78.18	\$ -	\$ -		\$ 2,003.18	AIM	8602 N SHOSHONE AVE	MICKLUS	2787027004	OSI Now TSI, Formerly NCO	5/26/2014			Statute of Limitation Expired. All collection efforts exhausted. Property determined to be owner occupied, exempt from lien processing.
280060109-2 Total											\$ 5,875.97									

#	CUST ACCT	INV NBR	INV TYPE	INV PRT DT	(A) PRINCIPAL	(B) PENALTY	(C) INTEREST	(D) COLL FEE	(E) PAY AMT	PAY DATE	(A + B + C + D) TOTAL DUE	DIVISION	JOB ADDR	CUST NAME	JOB APN	PRIMARY COLLECTION AGENCY	PRIMARY COLLECTION DATE	SECONDARY COLLECTION AGENCY	SECONDARY COLLECTION DATE	WRITE OFF REASON
23	280064045-5	577133-8	NON COMPLIANCE	3/18/2013	\$ 550.00	\$ 1,375.00	\$ 727.79	\$ -	\$ -		\$ 2,652.79	AIM	6845 N AMESTOY AVE	ENGEL DANIEL E.	2230003017	OSI Now TSI, Formerly NCO	6/3/2013	MSB	7/1/2014	Statute of Limitation Expired. All collection efforts exhausted. Property determined to be owner occupied, exempt from lien processing.
24	280064045-5	607175-8	NON COMPLIANCE	3/11/2014	\$ 550.00	\$ 1,375.00	\$ 501.22	\$ -	\$ -		\$ 2,426.22	AIM	6845 N AMESTOY AVE	ENGEL DANIEL E.	2230003017	OSI Now TSI, Formerly NCO	5/26/2014	MSB	6/1/2015	Statute of Limitation Expired. All collection efforts exhausted. Property determined to be owner occupied, exempt from lien processing.
280064045-5 Total											\$ 5,079.01									
25	280067504-6	554667-9	CODE VIOLATION INSPECTION FEE	7/26/2012	\$ 356.16	\$ 890.40	\$ -	\$ -	\$ -		\$ 1,246.56	CODE ENFORCEMENT	15451 W MONTE ST	CAMPOS LUIS M	2501017010	OSI Now TSI, Formerly NCO	10/15/2012	MSB	11/1/2013	Statute of Limitation Expired. All collection efforts exhausted. Property sold at foreclosure action.
26	280067504-6	560633-3	NON COMPLIANCE	9/25/2012	\$ 550.00	\$ 1,375.00	\$ 527.80	\$ -	\$ -		\$ 2,452.80	AIM	15451 W MONTE ST	CAMPOS LUIS M	2501017010	OSI Now TSI, Formerly NCO	12/10/2012	MSB	1/1/2014	Statute of Limitation Expired. All collection efforts exhausted. Property sold at foreclosure action.
27	280067504-6	597679-1	NON COMPLIANCE	11/15/2013	\$ 550.00	\$ 1,375.00	\$ 264.53	\$ -	\$ -		\$ 2,189.53	AIM	15451 W MONTE ST	CAMPOS LUIS M	2501017010	OSI Now TSI, Formerly NCO	2/3/2014	MSB	3/1/2015	Statute of Limitation Expired. All collection efforts exhausted. Property sold at foreclosure action.
280067504-6 Total											\$ 5,888.89									
28	280078605-6	582428-9	REPAIR AND DEMOLITION	6/7/2013	\$ 402.30	\$ -	\$ -	\$ -	\$ -	5/13/2014	\$ 402.30	CONTRACT NUISANCE ABATEMENT	5945 W BARTON AVE	C AND R DEVELOPMENT ENTERPRISES INC						Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
29	280078605-6	584397-2	REPAIR AND DEMOLITION	7/9/2013	\$ 4,721.81	\$ -	\$ -	\$ -	\$ -	5/13/2014	\$ 4,721.81	CONTRACT NUISANCE ABATEMENT	5945 BARTON AVE	C AND R DEVELOPMENT ENTERPRISES INC						Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280078605-6 Total											\$ 5,124.11									
30	280079979-5	628622-6	REPAIR AND DEMOLITION	10/3/2014	\$ 3,298.76	\$ -	\$ -	\$ -	\$ -		\$ 3,298.76	CONTRACT NUISANCE ABATEMENT	14743 W SATICOY ST	ARROYO RIGOBERTO AND ELENA		NCO, Now TSI	12/22/2014	MSB	1/1/2016	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
31	280079979-5	629541-3	REPAIR AND DEMOLITION	10/3/2014	\$ 1,449.84	\$ -	\$ -	\$ -	\$ -		\$ 1,449.84	CONTRACT NUISANCE ABATEMENT	14743 W SATICOY ST	ARROYO RIGOBERTO AND ELENA		NCO, Now TSI	12/22/2014	MSB	1/1/2016	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
32	280079979-5	636128-0	REPAIR AND DEMOLITION	12/30/2014	\$ 7,573.44	\$ -	\$ -	\$ 300.00	\$ 1,096.50	2/4/2019	\$ 6,776.94	CONTRACT NUISANCE ABATEMENT	14743 W SATICOY ST	ARROYO RIGOBERTO AND ELENA		CCU	3/16/2015			Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280079979-5 Total											\$ 11,525.54									
33	280083352-1	600016-5	NON COMPLIANCE	12/20/2013	\$ 1,389.00	\$ 3,472.50	\$ 3,104.42	\$ -	\$ -		\$ 7,965.92	GRADING INSPECTION	4626 BEDEL ST	BHARATI A & ARUNKUMAR K GHOLKAR	2172014007	OSI Now TSI, Formerly NCO	3/10/2014	MSB	4/1/2015	Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280083352-1 Total											\$ 7,965.92									
34	280086922-9	647990-1	CODE VIOLATION INSPECTION FEE	4/16/2015	\$ 356.16	\$ 890.40	\$ -	\$ -	\$ -		\$ 1,246.56	INSPECTION BUREAU	901 STRADA VECCHIA RD	901 STRADA LLC	4370022014	NCO, Now TSI	7/6/2015	MSB	8/1/2016	Statute of Limitation Expired. All collection efforts exhausted.
35	280086922-9	647989-7	NON COMPLIANCE	4/16/2015	\$ 2,779.00	\$ 6,947.50	\$ 153.47	\$ -	\$ 3,135.16	8/6/2015	\$ 6,744.81	GRADING INSPECTION	901 STRADA VECCHIA RD	901 STRADA LLC	4370022014	CCU	7/6/2015			Statute of Limitation Expired. All collection efforts exhausted.
280086922-9 Total											\$ 7,991.37									
36	280089018-2	615106-5	REPAIR AND DEMOLITION	6/26/2014	\$ 11,540.48	\$ -	\$ -	\$ -	\$ -		\$ 11,540.48	CONTRACT NUISANCE ABATEMENT	1311 N WATERLOO ST	MARION RAMIREZ		CCU	9/22/2014			Statute of Limitation Expired. All collection efforts exhausted. Ownership changed prior to lien.
280089018-2 Total											\$ 11,540.48									
37	280090940-2	624275-4	NON COMPLIANCE	9/3/2014	\$ 1,389.00	\$ 3,472.50	\$ 884.01	\$ -	\$ -		\$ 5,745.51	COMMERCIAL BUILDING INSPECTION	13749 MULHOLLAND DR	DINO VIOGUARDI	2272034029	NCO, Now TSI	11/24/2014	MSB	12/1/2015	Statute of Limitation Expired. All collection efforts exhausted.
280090940-2 Total											\$ 5,745.51									
38	30084044-7	647436-8	REPAIR AND DEMOLITION	4/16/2015	\$ 1,449.84	\$ -	\$ -	\$ -	\$ -		\$ 1,449.84	CONTRACT NUISANCE ABATEMENT	2921 S LA SALLE AVE	CRADER DORIS F		NCO, Now TSI	7/6/2015	MSB	8/1/2016	Statute of Limitation Expired. All collection efforts exhausted.
39	30084044-7	651576-2	REPAIR AND DEMOLITION	5/19/2015	\$ 14,209.21	\$ -	\$ -	\$ -	\$ -		\$ 14,209.21	CONTRACT NUISANCE ABATEMENT	2921 S LA SALLE AVE	CRADER DORIS F		CCU	8/3/2015			Statute of Limitation Expired. All collection efforts exhausted.
40	30084044-7	651588-9	REPAIR AND DEMOLITION	5/19/2015	\$ 328.36	\$ -	\$ -	\$ -	\$ -		\$ 328.36	CONTRACT NUISANCE ABATEMENT	2921 S LA SALLE AVE	CRADER DORIS F		TSI	8/3/2015	MSB	9/1/2016	Statute of Limitation Expired. All collection efforts exhausted.
30084044-7 Total											\$ 15,987.41									
Grand Total											\$ 175,741.06									

22 Customer Accounts