

HOUSING

MOTION


In today's growing real estate market, housing advocates are reporting an increase in harassment by landlords in order to encourage tenants to "voluntarily" move-out. The cities of San Francisco, Santa Monica, and West Hollywood have passed ordinances prohibiting various forms of harassment by landlords and their agents against tenants. Specifically, the City of Santa Monica ordinance prohibits the following acts if they are done with the intent to harass:

- Taking away services provided in the lease (such as parking, laundry, or utilities)
- Entering the apartment without proper notice
- Using lies or intimidation intended to make a tenant move out
- Giving a "three-day notice" or other eviction notice that's based on false charges, where the landlord does not intend to take the case to court
- Using fighting words or threatening bodily harm
- Refusing to do repairs that are required by law
- Intentionally disturbing a tenant's peace and quiet
- Interfering with a tenant's right to privacy
- Refusing to acknowledge receipt of a lawful rent payment

The Housing and Community Investment Department should review the tenant harassment ordinances of San Francisco, Santa Monica, West Hollywood, and any other California city and report on the feasibility of adopting a similar ordinance in Los Angeles.

I THEREFORE MOVE that the Council direct the Housing and Community Investment Department to review the tenant harassment ordinances of San Francisco, Santa Monica, West Hollywood, and any other California city and report on the feasibility of adopting a similar ordinance in Los Angeles.

PRESENTED BY: _____


JOSE HUIZAR
Councilmember, 14th District

SECONDED BY: _____



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