



BOARD OF SUPERVISORS

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger

DCBA Rent Stabilization Program Hearing

AGENDA

Meeting Place:
320 West Temple Street Room 150
Los Angeles, California 90012

Hearing Officer(s):
Ms. Natoli: Items [1-9]



Joseph M. Nicchitta
Director

Joel Ayala
Chief Deputy

Rafael Carbajal
Chief Deputy

Meeting Date: Thursday, September 12, 2019

Time: 10:00AM

PART I – CALL TO ORDER

1. Hearing Officer

PART II - PUBLIC HEARINGS

Interim Rent Stabilization Ordinance – Petition for Noncompliance

2. Case #RSQ19-09312 (Ms. Louis)
ANDREA OLA
2615 LAKE AVENUE, APT. 3 ALTADENA, CALIFORNIA 91001

To request review of a rent increase raising monthly rent from \$1,793.00 to \$1,993.00 (11.15%).

3. Case #RSQ19-08808 (Ms. Louis)
MIGUEL RUIZ
1244 E. 81ST STREET LOS ANGELES, CALIFORNIA 90001

To request review of a rent increase raising monthly rent from \$827.00 to \$1,200.00 (45.10%).

4. Case #RSQ19-08443 (Ms. Louis)
CHRISTINE LAING
1237 W. 87TH STREET LOS ANGELES, CALIFORNIA 90044

To request review of a rent increase raising monthly rent from \$1,300.00 to \$1,430.00 (10%).

5. Case #RSQ19-08405 (Ms. Louis)
ANABEL PUGA
515 EASTMONT AVENUE LOS ANGELES, CALIFORNIA 90022

To request review of a rent increase raising monthly rent from \$1,100.00 to \$1,300.00 (18.18%).

Interim Rent Stabilization Ordinance – Petition for Relief from Moratorium

6. Case # RSQ19-01475 (Ms. Louis)
AASW Alliance, LLC
11506 OBERT AVENUE WHITTIER, CALIFORNIA, 90604

To request review of a petition to increase the total rent for the subject property. The landlord states that they are not receiving a fair return on the property, as a result of purchasing the property a month prior to the implementation of the IRSO.

7. Case # RSQ19-02024 (Ms. Louis)
AASW Alliance, LLC
11517 OBERT AVENUE WHITTIER, CALIFORNIA, 90604

To request review of a petition to increase the total rent for the subject property. The landlord states that they are not receiving a fair return on the property, as a result of purchasing the property a month prior to the implementation of the IRSO

PART III - PUBLIC COMMENT

8. Public comment

PART IV – ADJOURNMENT

ADJOURNMENT TO 10:00AM THURSDAY, SEPTEMBER 26, 2019

GLOSSARY OF RENT STABILIZATION TERMS:

IRSO – Interim Rent Stabilization Ordinance

RSO – Rent Stabilization Ordinance

IMRRO – Interim Mobilehome Rent Regulation Ordinance

Petitioner – Individual(s) completing a formal request for the Hearing Officer to hear and decide a rent increase dispute

Respondent - Individual(s) responding to a petitioner's formal request for the Hearing Officer to hear and decide a rent increase dispute

TIME LIMITS: The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Petitioners will be allowed ten (10) minutes to present testimony in support of their petition, with an additional five (5) minutes to respond to issues raised by other respondents – who will also be given ten (10) minutes to speak. Other proponents and opponents will be limited to two (2) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened without notice at any time prior to adjournment of the meeting.

MEETING MATERIALS: The agenda package is available at the Department of Consumer and Business Affairs ("Department"), 500 West Temple Street, B-96, Los Angeles, California 90012, and may be accessible on the Department's website at <http://rent.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the hearing room on the day of the meeting regarding that matter.

ACCOMMODATIONS: Assisted Listening Devices are available upon request in Hearing Room 150 located at 320 West Temple Street, Los Angeles, California 90012. If you require special accommodations or material in an alternate format, please contact us at 833-223-RENT (7368) or rent@dcbalacounty.gov

RECORDINGS: The Department of Consumer and Business Affairs posts recordings of all regularly scheduled hearings on its website at <http://rent.lacounty.gov>.