



BOARD OF SUPERVISORS

Hilda L. Solis  
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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, January 30, 2020**

**Time: 10:00AM**

## PART I – CALL TO ORDER

1. Hearing Officer

## PART II - PUBLIC HEARINGS

### IRSO – Petition for Noncompliance

2. Case #RSQ19-10995 (Ms. Louis)  
KYM WILSON  
2615 N. LAKE AVENUE, UNIT. 5, ALTADENA, CALIFORNIA 91001

To request review of a rent increase raising monthly rent from 1,755.00 to \$1,995.00 (13.68%).

### *Petitions Requested for Closure by DCBA*

3. Case #RSQ19-12982 (Ms. Louis)  
DYANDREA SIMMONS  
2127 ½ RAYMOND AVENUE ALTADENA, CALIFORNIA 91001

To request review of a rent increase raising monthly rent from \$1,150.00 to \$1,265.00 (10.00%).

4. Case #RSQ19-13512 (Ms. Louis)  
WILLIAM WILLIAMS  
2119 ½ RAYMOND AVENUE ALTADENA, CALIFORNIA 91001

To request review of a rent increase raising monthly rent from \$1,250.00 to \$1,375.00 (10.00%).

5. Case # RSQ19-13263 (Ms. Louis)  
JUAN SANTOS  
3955 DOZIER STREET LOS ANGELES, CA 90063

To request review of a rent increase raising monthly rent from \$1,575.00 to \$1,732.50.00 (10.00%).

6. Case # RSQ19-13760 (Ms. Louis)  
KEYMA RAY  
4521 E. SAN VICENTE STREET COMPTON, CALIFORNIA 90221

To request review of a rent increase raising monthly rent from \$1,350.00 to \$1,650.00 (22.22%).

Interim Rent Stabilization Ordinance – Petition for Relief from Moratorium

7. Case # RSQ19-07874 (Ms. Louis)  
LAURA PULIDO  
744-746 ½ S. WOODS AVENUE LOS ANGELES, CA 90022

To request review of a petition to increase the total rent for the subject property from \$4,870.00 to \$5,075.00 (4.21%) and approval of a capital improvement passthrough. The Petitioner states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

8. Case #RSQ19-11184 (Ms. Louis)  
ALEX HARDY  
1114-1118 W. 102<sup>nd</sup> STREET LOS ANGELES, CA 90044

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.

PART III - PUBLIC COMMENT

9. Public comment

PART IV – ADJOURNMENT

**ADJOURNMENT TO 10:00AM THURSDAY, FEBRUARY 13, 2020**

**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

County of Los Angeles Department of Consumer and Business Affairs  
Rent Stabilization Program  
January 30, 2020

**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 be given up to 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@dcba.lacounty.gov](mailto:rent@dcba.lacounty.gov)

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