



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director  
**Dennis Slavin**  
Chief Deputy Director

3 March 2020

**TO:** Shannon Louis  
Rent Stabilization Program  
Department of Consumer and Business Affairs

Eliazar Valente  
1305 E. 71<sup>st</sup> Street  
Los Angeles CA 90001-1922

Virginia Salais  
1307 E. 71<sup>st</sup> Street  
Los Angeles CA 90001-1922

**FROM:**  Gina M. Natoli, Hearing Officer

## **MODIFICATION OF RULING FOR PETITION FOR NONCOMPLIANCE CASE NO. RSQ19-14821**

Petition for Noncompliance Case No. RSQ19-14821, filed by Eliazar Valente (Petitioner), was heard on 13 February 2020. After the conclusion of testimony, I closed the public hearing and ruled that Respondent, Virginia Salais, must return rent overpayment of \$140.00 to Petitioner either in one lump sum or over a six-month period.

That ruling was made in error. Petitioner's monthly rent for the five-month period from October 2019 through February 2020 should have been \$1,000.00, but Petitioner testified to paying \$1,030.00 per month. Petitioner also paid \$1,030.00 for March 2020 rent. Petitioner's total rent payments for the six months should have been \$6,000.00, but Petitioner paid \$6,360.00, which includes the \$30-per-month off-site parking fee determined to be a housing service. Therefore, Respondent must return \$360.00 to Petitioner, not \$140.00. My findings for this case will reflect this modified sum.

GMN:gmn

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