



LOS ANGELES COUNTY

# CONSUMER & BUSINESS AFFAIRS

Housing & Tenant Protections

Board of Supervisors

Hilda L. Solis  
First District

Holly J. Mitchell  
Second District

Lindsey P. Horvath  
Third District

Janice Hahn  
Fourth District

Kathryn Barger  
Fifth District

Commissioners

Pamela Agustin-Anguiano  
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Odest T. Riley Jr.  
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KeAndra D. Cylear  
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Clint Patterson  
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Jarryd Gonzales  
Fifth District

## STATEMENT OF PROCEEDINGS FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY RENTAL HOUSING OVERSIGHT COMMISSION

East Los Angeles Community Service Center  
133 N. Sunol Drive, Room #242, Los Angeles, CA 90063

<https://dcba.lacounty.gov/rental-housing-oversight-commission/>

**Monday, December 2, 2024**

**12:30 PM**

**Video of the Entire Meeting: [RHOC 120224 \(vimeo.com\)](https://vimeo.com/RHOC120224)**

**Present:** Vice Chair Ani Papirian, Commissioner Clint Patterson, Commissioner Odest T. Riley, Jr., Commissioner Pamela Agustin-Anguiano, and Commissioner Jarryd Gonzales

**Absent:** Chair Commissioner KeAndra Cylear-Dodds

Call to Order, Land Acknowledgement, and Roll Call of the October 21, 2024, Rental Housing Oversight Commission Meeting.

**Vice Chair Commissioner Ani Papirian called to order this regular meeting at 12:48 p.m. and read aloud the Land Acknowledgement followed by a Roll Call.**

### I. GENERAL PUBLIC COMMENT

- A. Opportunity for members of the public to address the Commission on items of interest that are within the jurisdiction of the Commission.  
**No members of the public were present.**

### II. ADMINISTRATIVE MATTERS

- A. Review and take appropriate action on the Rental Housing Oversight Commission drafted regular meeting minutes of October 21, 2024.

**On motion of Commissioner Odest T. Riley Jr., seconded by Vice Chair Commissioner Ani Papirian, this item was approved with the following vote:**

- Ayes: 3-** Vice Chair Commissioner Ani Papirian, Commissioner Clint Patterson, and Commissioner Odest T. Riley Jr.,
- Abstain: 2-** Commissioner Pamela Augustin-Anguiano, Commissioner Jarryd Gonzales





**Absent:** 1- Chair Commissioner KeAndra Cylear-Dodds

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### III. REPORT

**A.** Report back by Commission staff with an update on the draft of the Annual Report to the Commission.

Jessica Palafox, Commission staff, reported to the Commission that a draft of the Annual Report was presented to the Commission via OneNote file. The Commission will agendize this item for discussion and possible action and offer recommendations to be discussed at the next meeting on December 16, 2024.

1. Opportunity for members of the public to address the Commission regarding this item.

**No members of the public were present.**

**B.** Report back by Commission staff on the status of the Department of Animal Care and Control (DACC) presentation to the Commission.

Jessica Palafox, Commission staff, reported that she has been in contact with DACC. DACC confirmed that they will be available in January 2025 to present. This item will be trailed to a future meeting agenda.

1. Opportunity for members of the public to address the Commission regarding this item.

**No members of the public were present.**

### IV. DISCUSSION

**A.** Presentation and discussion by the Department of Consumer and Business Affairs (DCBA) Enforcement Program surrounding general counseling and investigative processes rights.

Anait Zakaryan Nunez, Enforcement Program Supervisor for the Housing and Tenant Protections Bureau (HTP) of the Department of Consumer and Business Affairs (DCBA) gave a self-introduction and welcome to the Commissioners. She gave a thorough PowerPoint presentation on the Enforcement Program. The HTP handles all tenant and landlord general inquiries and complaints by phone, mail, and in-person services leading up to investigation of the matter by the Enforcement Program. The HTP offers free legal services, consumer counseling mediation and litigation, rent escrow, and rent relief programs such as Stay Housed LA to support tenants and landlords.





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During the presentation, Anait Zakaryan Nunez explained that the Enforcement Program is empowered to enforce the County Ordinances, Rent Stabilization and Tenant Protections Ordinance (RSTPO) and Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance (MRSMOPO). Additionally, the Enforcement Program oversees the COVID-19 Moratorium which took effect March 4, 2020-March 31, 2023. The COVID-19 Moratorium applied to resident tenants, Mobilehome space renters, and commercial tenants in the unincorporated Los Angeles County. Additionally, the COVID-19 Moratorium was applicable to cities in the County that did not have a moratorium in place or the moratoria that was in place did not include the same or greater tenant protections as the Los Angeles County Resolution. The Enforcement Program accepts complaints that have been filed within **180 days of the acknowledgement of an issue** within the living situation. The case may be assigned to an investigator to perform an investigation and issue a determination. The tenant, Mobilehome owner, or landlord will have up to **15 days from the day the decision letter was mailed by U.S. postal mail out to file an appeal**. If either party files an appeal, the case will be heard before the Rental Housing Oversight Commission (RHOC). In further discussion, Anait Zakaryan Nunez, explained the Enforcement investigation process for applications for rent adjustment as follows:

1. **Pre-filing** (Not Applicable)
2. **File** – Application is filed with DCBA. Including supporting documents.
3. **Intake Review**- Intake will review Application for completeness and reject any cases that are out of jurisdiction, incomplete, etc.
4. **Notice to the Public**-
  - a. Application for Adjustment – Notice of Filing
  - b. Notice of Case Submission
  - c. Notice of Enforcement Agent Assignment
5. **Enforcement Review**- DCBA will review Application, gather information/documentation from both parties, and interview all parties and witnesses
6. **Enforcement Decision**- either
  - a. Approved
  - b. Denied
  - c. Partially Approved
  - d. Rejected
7. **Appeal**- Tenant/Mobilehome Owner & Landlord has up to **15 calendar days** after the decision was mailed out to file an appeal with the RHOC
8. **RHOC**- RHOC sets a hearing- The Commissioners will hear evidence from DCBA, applicant/respondent, and public comment
9. **RHOC Decision**- RHOC issues a decision within **30 days** to either:
  - a. **Affirm DCBA's decision**
  - b. **Deny DCBA's decision**



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[rent@dcba.lacounty.gov](mailto:rent@dcba.lacounty.gov)

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- c. **Modify DCBA's decision**
- d. **Send back to Enforcement for further review**

Continuing the discussion, Anait Zakaryan Nunez explained that the process will vary slightly for applications filed for reduction in housing services and habitability issues (RSTPO only). For instance, in the pre-filing phase the “Tenant/Mobilehome Owner provides written notice to the landlord regarding the reduction in service, and therefore allowing the landlord a reasonable opportunity to correct the issue. In addition, the tenant may also be required to file with a regulatory agency if they have not done so. If the landlord has not taken corrective action, the application process may continue. If it is determined that money is owed, the landlord may reimburse with one lump sum or over a 6-month period for a monthly credit towards rent. The monthly credit towards rent will take effect the next time the rent is due. If the six months is reached and there is a balance or the tenant moves out before the credit is fully recouped, the landlord must pay the remaining balance owed. In response to questions posed by the Commission, if a landlord does not pay, the tenant will need to seek legal guidance. In response to questions asked by the Commission, when tenants are inherited with a purchase of property, the landlord will honor leases that were already set in place. Hannah Flores, DCBA County Council, states that when it comes to the sale of property it is a case-by-case basis that will need to assess at that time. Regarding unpermitted units under the RSTPO, they may be considered fully covered based on the year of occupancy and other factors. As a new landlord, you may not dissolve a tenant contract because they are on a month-to-month lease.

**The Review and Determination of Applications LACC Section 8.52.060 (B)(4) states “The Department of Consumer and Business Affairs (DCBA) shall consider the following factors, in accordance with its procedures and guidelines, as well as any other relevant factors, in making its determination, and no one (1) factor shall be determinative.” The investigation is based on any submitted documentations received by either party and both parties bear the burden of proof, as the Enforcement program does not have subpoena power. DCBA’s Enforcement Program upholds its responsibility to the public by ensuring that each of these steps are taken to reach a decision.**

- 1. Opportunity for members of the public to address the Commission regarding this item.

**No members of the public were present.**

- B. Discussion of upcoming changes to the Rent Stabilization and Tenant Protections Ordinance (RSTPO) and how they affect the Commission.**

Mary Sarfaryan, Chief of Housing and Tenant Protections Bureau (HTP) of





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Department of Consumer and Business Affairs (DCBA), gives a self-introduction and overview of the upcoming changes to the Rent Stabilization and Tenant Protections Ordinance (RSTPO). As of Tuesday, November 26, 2024, the Board of Supervisors approved changes to the RSTPO only, which will take effect January 1, 2025. DCBA will arrange training for the Commissioners next year that will not violate Brown Act rules. These changes do not affect previous cases heard. The changes amend the rent increase formula to 60% of the CPI not to exceed 3%. There are also exceptions for small property owners (must meet requirements) will receive an additional 1% not to exceed 4%. Luxury units will be able to raise rent by an additional 2% not to exceed 5%. For both small property landlords and luxury units, a rent increase notice issued to the tenant must disclose that they identify as a small property landlord or luxury unit. Also, for the small property landlord they will also need to submit a self-certification with DCBA. Finally, the amendments speak to protections for tenants that are physically and permanently disabled. For instance, if a person living on the 3<sup>rd</sup> floor and becomes newly physically and permanently disabled, the RSTPO will require that a landlord accommodate the tenant, if possible, to a more accessible unit if there is a unit available.

**DCBA is working with partners to provide this new information to the public using various platforms. Additionally, DCBA takes reasonable action in resolving alleged violations and in understanding landlords and tenants in conducting business transactions.**

1. Opportunity for members of the public to address the Commission regarding this item.

**No members of the public were present.**

## V. MISCELLANEOUS

- A. Matters not on the posted Agenda to be presented and placed on the Agenda of a future meeting.

1. Discussion and possible action for the RHOC Annual Report 2023 Draft.
2. Discussion and possible action regarding the start time of RHOC regular meeting.

## VII. ADJOURNMENT

- A. Adjournment for the regular meeting of December 2, 2024.

**On motion of Vice Chair Ani Papirian, there being no objections, this meeting was adjourned at 1:59 p.m.**

