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President's Message

By Elaine Hutchison

Approval of Los Angeles County COVID-19 Moratorium Addendums

At the November 15th Los Angeles County Board of Supervisor's meeting, an extension of the County's no-fault eviction prohibition was extended until 2024. Additions to the moratorium include a prohibition on "no-fault" evictions through December 31, 2023, with the exception of terminations on the basis of owner-occupancy. Nevertheless, renters still have 12 months from the end of the moratorium on December 31, 2022 to repay deferred rent owed. In addition, renter's making repayments to their landlords during the twelve months following December 31, 2022 cannot be evicted for no-fault reasons.

The Motion set forth at the November 15th Board meeting addressed the recent ruling by Federal Judge Dean Pregerson that would prohibit the county from enforcing eviction protections for tenants defaulting on rent due on or after July 1, 2022. The Pregerson's injunction stated that the merits determining whether or not a tenant should receive the protection of the county's moratorium are "void for vagueness," or unclear for both the landlord and the tenant.

Attorneys on behalf of the county dispute the vagueness or constitutionality. In attempt to avoid further confusion on the matter, attorneys will provide language to clarify aspects of the order.

In the coming weeks the Board will set forth clarification on the application of the ordinance following December 31, 2022. At this time, the county is within phase II of its current moratorium. This means that tenants who have demonstrated an inability to pay rent or related charges due to the financial impacts of COVID-19, and have notified their landlord within seven (7) days after rent is due, have ongoing protection for nonpayment of rent until December 31, 2021.

The Apartment Association California Southern Cities will continue to engage Los Angeles Board members in discussion on this matter, explain its effects on the region's rental property owners, and fight alongside our industry partners.

Principles of rental housing management: tenancies to terminations

RSVP TODAY (limited seating)

This seminar will cover common practices and procedures of residential tenancies, including:

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- Dealing with Non-payment of Rent
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Executive Director's Update

By John Edmond

Accessory Dwelling Units: A Sign of the Industry's Resilience

The provision of affordable housing in California, especially through development projects along the state's coastal region, while a growing challenge for more than a decade, has become an acute problem following the pandemic. Operating expenses on rentals rose considerably these past two years. Supply chain disruptions attributed to the pandemic created backlogs in the manufacturing of construction materials, a rate which still remains below pre-pandemic levels. The Fed's accompanying interest rate hikes and its effect on consumer's purchasing power compelled many landlords across the state who delayed raised rents for a year or more, or at least kept pace with the market, struggled to make up lost ground in the midst of a global pandemic.

Cities throughout Los Angeles County are well aware of regions housing challenges, each responding with their own short-term solutions to a long-evolved issue. Los Angeles County recently approved the third phase of its local moratorium, essentially an extension, now set to expire June 30, 2023. Meanwhile, Pomona, Bell Gardens, and Pasadena each adopted local rent control ordinances, taking a proactive response to the soon approaching end of the County moratorium in 2023. Unexpectedly, emerging out of both an economic and ongoing affordable housing challenges, a creative response to each of these may find some solution with the development of Accessory Dwelling Units (ADU).

According to According to the ADU Handbook developed by the California Department of Housing and Community Development (HCD), ADUs are housing units with complete independent living facilities for one or more persons. A significant hurdle for first-time rental

property owners is the cost of entry into the industry. Overwhelmingly these potential purchasers are singlefamily home owners. Depending on the composition of the singlefamily home, an ADU could consist of a detached or attached unit, the conversion of existing space, such as a garage or storage area, or the creation a Junior Accessory Dwelling Unit where the conversion of existing space is contained into the single-family residence. The variety of housing options for ADU development gives existing homeowners multiple access points into the rental housing industry. Data from the Department of Housing and Community Development show Building Departments across the state issuing around 9,000 ADU permits in 2018, up to about 12,400 in 2020, an increase of 30% per year. The majority of these numbers represent new entries into the rental housing industry. While the figures are far below the approximately one million units needed to make an impact on the state's affordable housing crisis, according the estimates by the Legislative Analysis Office, but it's a step in the right direction.

The groundwork for this increase in ADU development came from bills such as AB 68 and AB 881, which removed restrictions imposed by local agencies and set rules that favor homeowners. Additionally, these bills, ended the owner occupancy requirement for ADU construction, eased size requirements, lot and setback, and reduced fees.

While ADU development in the state represents a tangible longterm means of addressing California affordable housing crisis, short-term responses like the adoption of local rent control policies work against these efforts. What is needed to address the states housing challenges are responses not unlike the development of ADUs, namely, pro-property owner policies that facilitates, even encourages, the development of much needed residential housing. Looking forward to 2023, more creative and bold responses, like the growth of ADU development will help both first-time rental property owners seeking to enter the industry, as well as tenant households seeking affordable housing.



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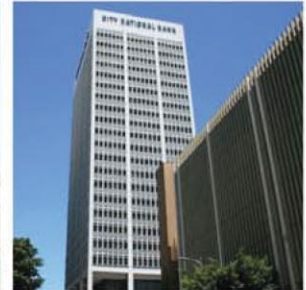
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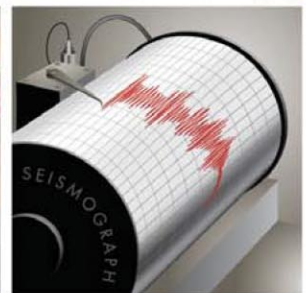
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Roofing 101 Series:

Selecting a Qualified Roofing Contractor

By Steve Pinkus, Owner, Royal Roofing Company



There's More to Pick Than Just Price

Regardless of the price, your roof is not affordable if it leaks each time it rains. That'll of course be long after the contractor is gone, and you'll be stranded in the rainy season to fend for yourself while your tenants scream at you about water damage. Maximizing value is about selecting the best roofing contractor, who uses 1st quality materials with certified workmanship, all at an affordable price.

Too often, property owners and managers fall victim to letting their guard down. Many roofing salesmen hope you skip the background check and make a knee-jerk decision to get a "deal." Then, you're unfortunately stuck with a problematic and leaky roof for years to come...

At the same time, you're busy managing your business and your personal life. You shouldn't have to spend hours and hours getting "second" opinion after second opinion, and the good news is: you don't have to. If you pick the right contractor from the start, you'll achieve peace of mind for 10, 15, or even 20 years or more! Plus, you'll save thousands of dollars in potential emergency repairs and eliminate the stresses of a leaky roof.

Maximizing the value of your roofing needs comes down to two key factors. Do you need a master's degree in construction management to understand them? Are they more secretive than

the Coca Cola recipe? Will you fall out of your chair when you hear them? The answer to these is NO, but what is shocking is the amount of people willing to compromise on one (or both) of these components, and most don't realize their mistake until it's far too late...

Two Key Factors to Picking a Contractor: (1) Who is Doing the Work and (2) The Quality of Their Materials

How to Verify Your Roofer is Qualified

The roofing industry is approaching \$20 billion with almost 200,000 contractors. THAT'S big business. Unfortunately, they aren't all reputable, and many customers get taken advantage of.

To protect yourself, you first need to ensure your contractor is:

- **Licensed** with a "C-39 Roofing Specialty" license from the California Contractors State License Board (CSLB)
- **Bonded** with the CSLB
- **Insured** with workers' compensation insurance and at least a 1M General Liability policy
- **Reputable** with a long list of referrals and proven pedigree



Licensed -- You should NEVER use an unlicensed contractor, and especially not for your roof. When you're in your home or office building, you're standing between gravity and the elements, and you don't want to take a chance by letting your roofer cut corners. Once you identify a roofing contractor that you're interested in, the first thing you should do is contact the Contractors State License Board at www.cslb.ca.gov or at (800) 321-CSLB (2752) to ensure they have a valid license that's been active for **at least 20 years**. After all, how can you believe a contractor with a 2-year-old license giving a 15-year guarantee?

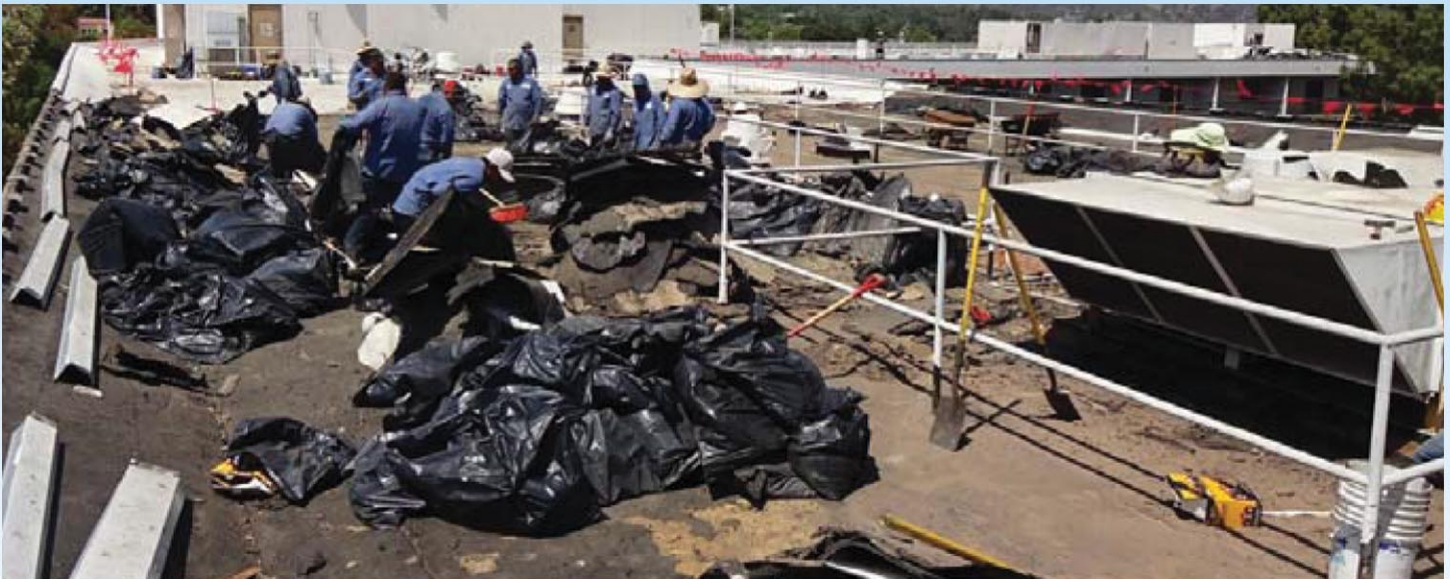
Bonded -- While you might have a special bond with your Golden Retriever, California requires a different type of bond with all of its contractors. A Surety Bond is a contract between a roofing business, the licensing authority, and a "Surety Company" (think insurance company) that financially guarantees that the contractor does what they say they will. Why should you care? This benefits consumers (you) financially in the event of defective construction, legal violations, and other violations made by a bad contractor. You can view the CLSB bonding requirements on their website, and it's vital (and legally required) that your contractor has one in place to protect you.

Insured -- Accidents happen, and you need to be certain that you are protected from the risks of personal injury and damage to your property. As if horror stories of construction aren't reason enough, mixing that with stereotypes of the legal system after an accident should be plenty of motivation to check your contractor's insurance policy up front. The three main types of insurance to check your contractor has been:

- **Workers' Compensation** -- reimburses employee lost wages and medical bills, including for rehabilitation
- **General Liability** -- protects against third-party bodily injury, property damage, and reputational harm (like defamation or slander)
- **Commercial Auto** -- covers the cost of property damage, vehicle repairs, medical expenses, and legal liabilities after a commercial auto-related incident

Reputable -- While the previous checklist may seem thorough, you can check all of these with a computer, an email from the contractor including their credentials, and 5 minutes on the CSLB website. Meeting these points is the bare minimum to even consider a contractor, and assuming they do, you should check their reputation next. Reputable contractors are always happy to provide you with 3 personal references and examples of past work. Nothing is better than hearing reviews directly from real customers, and knowing that a company has countless happy customers bringing repeat business speaks for itself. It takes 20 years to build a reputation and only minutes to ruin it, so a company with a strong history is worth putting at the top of your list.

Any contractor that doesn't have all of this information readily available has something to hide, and you should look elsewhere for your roofing needs. If they only do the bare minimum here, how good could the quality of their materials and work be?



Is Your Roofer Secretly Using “Reject” Materials to Save Money?

You sign the contract, hear the hammering, and smell hot tar. That means everything is perfect and you’re getting the best job possible at the best price, right? WRONG

With so much to consider about your roofer, you can’t forget to make sure they’re using the right materials. No matter if it’s a new roof, re-roof, leak repair, or just regular maintenance, you need to ensure your roofer is using the highest quality of materials possible.

“But how can I tell good materials from bad? I’m not a roofer!”

Step #1 is to make sure the brand of shingles, tiles, or rolled roofing is from a manufacturer with a household name like CertainTeed Corporation, Owens Corning, or GAF Materials. Large-scale, experienced suppliers have been in business for decades because their products perform well, and they’re experts in quality control.

That said, not all finished materials are equal. In fact, a little-known secret is that manufacturers sell their imperfect materials. Think about a chef with leftovers from a few days ago. Instead of wasting food, they may combine ingredients into a “special” soup of the day to limit waste. Manufacturers don’t want to waste either, so

they sell flawed inventory at a discount. This is fine as long as your contractor isn’t buying them for your roof. Unlike the comparison above, your roofing materials must be perfect because you have to live with it for decades!

But how do you tell good materials from bad? There are four grades for roofing materials:

- 1st Quality
- 2nd Quality (known as “2nds”)
- 3rd Quality (known as “3rds”)
- Reject Quality

Manufacturers have a variety of reasons for downgrading the quality rating of what they’re producing. Errors can be related to poor reinforcement, a lack of proper asphalt content, appearance, and poor granule bonding, among other factors. Each flaw dramatically affects waterproofing and life expectancy.

Out of everything mentioned so far about getting the most value out of your roof, this is one tip you cannot afford to ignore. Literally.

How do you spot the differences? Talk to your contractor and ask them to confirm they will only use 1st quality materials for your job. If you ask and they no longer make eye contact, or even worse, try to convince you that “2nds” are ok to use, it’s time to put their quote in the shredder and move on to a highly ethical roofing contractor.



Contractors with high standards will be proud to talk to you about the excellent quality of their materials and point them out in their quote. First quality materials always come wrapped from the factory with detailed labels showing their logo and a barcode. If you see materials with blank brown or white labels – or even worse, just wrapped in plastic without a label – there’s a 99% chance your contractor is using 2nd quality materials.

One usual dead giveaway is the price. If you get a few quotes to compare and see one that is 15-50% or more below the others, they’re likely using 2nd quality materials. At the same time, a bid price in the same ballpark as others does not always mean good quality. Sadly, some roofers are bold enough to use cheap materials and charge you full price. How would you feel finding out that you paid thousands of dollars for work in good faith for inferior quality products from someone that paid 20 cents on the dollar for them? Not good...

It’s up to you to educate yourself and maximize the value of your roof investment that needs to last you 20-30 years. Take comfort in knowing that with the key tips mentioned above, you are now better prepared than most buyers to maximize the value of your next roofing project.

About the Author

Whether you’re just getting started or already have bids in hand, you should always include Royal Roofing Company in your next roofing project. Led by Owner and industry veteran Steve Pinkus, Royal Roofing Company has stayed in continuous business for 40 years in Southern California under the same license. That’s because we only hire the “best of the best” roofers and use the highest quality materials. We maintain the highest level of business integrity, as proven by our 40-year CSLB license that stands without a single violation, citation, or disciplinary action.

Royal Roofing Company is so confident our roof consultation will be of value to you, we offer free estimates no matter how big or small your project is. Call today, and one of our roof specialists will inspect your roof at no cost, then walk you through their recommendations with photos, and ensure that you’re educated to make the right decision. Together, that will save you thousands of dollars over the course of your roof’s life.



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Dear Maintenance Men:

By Jerry L'Ecuyer & Frank Alvarez



Dear Apartment Owners:

Remember, the holiday season starts with Halloween and the demand on your properties only gets worse from there. Check each stove and oven for proper operation, many residents only turn on their ovens at this time of year, and the problem may be as simple as a blown-out pilot light. This time of year, sees a higher-than-normal use of the plumbing, it may be a good idea to snake out or hydro jet your main plumbing lines. In addition, sending a note to each tenant on the proper use of the garbage disposal will be useful. Note what they should and should not put down the disposal unit. A few items to include on this No-No list are banana peels, potato skins, coffee grounds and any stringy food. Also, make sure they turn on the water before using the disposer and put down small amounts of food at a time. Using the disposer as a trash can and turning it on when full, will lead to a clog.

Christmas and other holidays also mean more people than usual walking on your property. Is your property safe? What are some of the liabilities to worry about? Check trip and fall hazards. Do you have sprinkler heads sticking up above the grass or landscape near sidewalks? Use pop-up heads to solve this problem. Look for sidewalks that have been pushed up by tree roots. This can be solved with a concrete grinder or replacement of the section and removal of the tree root. Cut any low hanging tree branches and look for branches that may break in heavy winter wind or rain. Check your decking for cracks or damage and inspect the exterior stairways for wear and tear. Inspect all your garage door springs, winter wind and rain may make them heavy causing the door to close or fall

unexpectedly. As a precaution, always replace both garage springs at the same time and throw away any used springs. Never install used garage springs. Check all property lighting and timers. **Remember: Preventive Maintenance is cheaper than Emergency Maintenance!**

Dear Maintenance Men:

I have a toilet that runs every ten or twenty minutes. I have replaced the fill valve; the flapper valve and I have even scrubbed under the rim! In other words, all the items I can think of that are replaceable in the tank are new. What else should I be looking at?

Sam

Dear Sam:

You replaced all the easy ones!! When all else fails on a toilet leak down issue; it is time to put on your rubber gloves and get an adjustable wrench. Chances are the problem lies with the Flush Valve Seat. The rubber flapper valve seals against the flush valve seat (the big hole at the bottom of the tank.) to either keep the water in the tank or let the water out of the tank. The seat may have a burr, crack or calcium deposits that allow a small amount of water to seep past the rubber flush valve. Sanding the seat to remove the burr or calcium deposit is a short-term solution, but rarely solves the problem for long. A permanent solution is to replace the flush valve. Start by turning off the water supply, completely empty the tank and remove the water line. Remove the two or three bolts holding the tank to the toilet bowl. Turn the tank upside down and remove the large nylon or brass nut that holds the flush valve to the tank. Install the new flush valve. Be sure the tank bottom is clean, and no debris gets between the new valve's rubber gasket and the tank. Tighten the large nut on the outside of the tank and you are ready to reassemble the tank and bowl and put the toilet back into action. When reassembling the tank to the bowl, install new rubber washers and bolts.

Dear Maintenance Men:

I am organizing a preventative maintenance "Tune Up" list for my summer maintenance work at my rentals. Most are DIY type repairs, and my goal is to have safer and problem free units in the long term. Can you help with some tips or ideas I can add to my list?

George

Dear George:

Good for you! (And good for your residents) Staying on top of your maintenance is a great way to add value to your rental investment and promote timely rent payments etc. Items we would include on your "Tune Up" list would be to inspect the property and units for liability and habitability items first.

Address these types of items as they can be cheap to fix and costly not to.

General items to look for are:

1. Loose toilets bolts & old flapper valves
2. Leaky faucets and fixtures.
3. Replace any white plastic water lines with stainless steel flex lines.
4. Check smoke detectors & consider the addition of carbon monoxide detectors.
5. Loose door handles or knobs.
6. Closet door tracks (worn or bent).
7. Door stops – Installed and in proper placement to avoid wall holes.
8. Check outside lighting & trip hazards.
9. When replacing a garbage disposal, use a. 1/2 hp models (The cheaper 1/3 hp disposers only promote clogs) Show your residents how to use them.
10. Peeling interior or exterior paint – Using EPA lead safe practices, scrape and cover peeling paint immediately
11. Check for water stains on the ceilings and find their source. It sometimes less expensive to repair a roof during the dry summer, than during a wet winter.
12. Check shower & tub caulking. Remove and replace as needed.

WE NEED Maintenance Questions!!!

If you would like to see your maintenance question in the "Dear Maintenance Men:" column, please send in your questions to: **DearMaintenanceMen@gmail.com**

Bio:

If you need maintenance work or consultation for your building or project, please feel free to contact us. We are available throughout Southern California. For an appointment, please call Buffalo Maintenance, Inc. at (714) 956-8371

Frank Alvarez is licensed contractor and the Operations Director and co-owner of Buffalo Maintenance, Inc. He has been involved with apartment maintenance & construction for over 30 years. Frankie is President of the Apartment Association of Orange County and a lecturer, educational instructor and Chair of the Education Committee of the AAOC. He is also Chairman of the Product Service Counsel. Frank can be reached at (714) 956 - 8371 **Frankie@BuffaloMaintenance.com** For more info please go to: **www.BuffaloMaintenance.com**

Jerry L'Ecuyer is a real estate broker. He is currently a Director Emeritus and Past President of the **Apartment Association of Orange County** and past Chairman of the association's Education Committee. Jerry has been involved with apartments as a professional since 1988.



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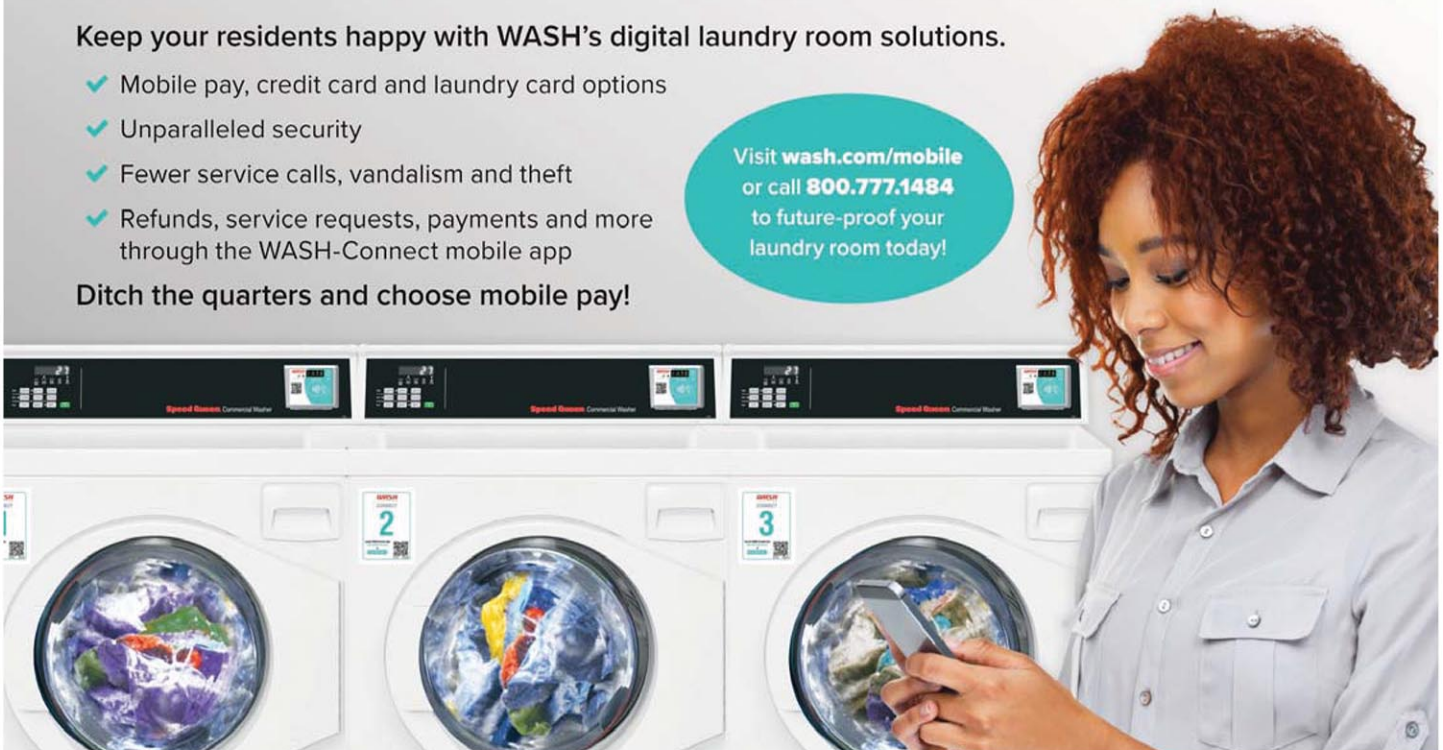
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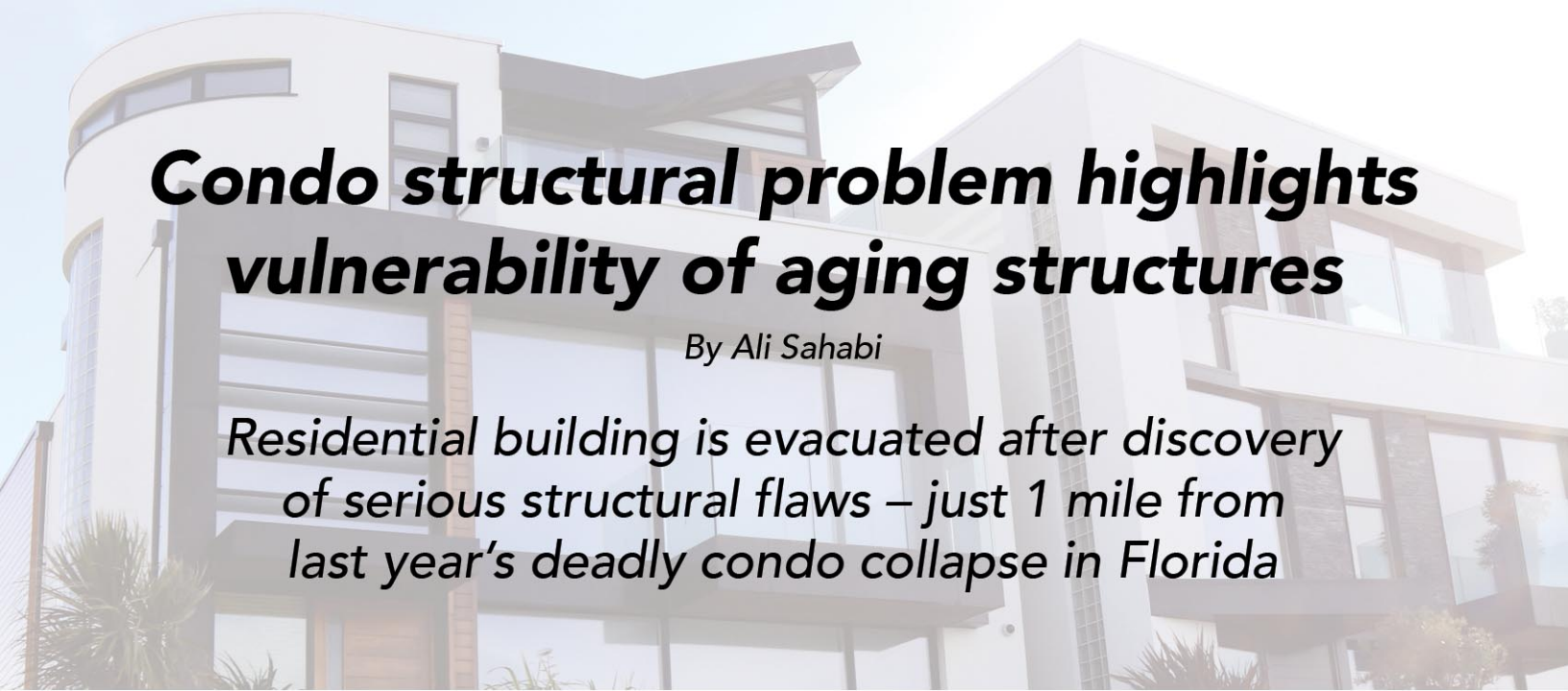
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Condo structural problem highlights vulnerability of aging structures

By Ali Sahabi

Residential building is evacuated after discovery of serious structural flaws – just 1 mile from last year's deadly condo collapse in Florida

A 14-story oceanfront condominium building was abruptly evacuated when inspectors discovered structural problems reminiscent of last year's Chaplain Tower collapse just a mile or so away.

An engineering report prompted the Oct. 27 evacuation of the 164-unit Port Royale building, which was in the process of undergoing a recertification required because of its age. An engineer discovered that a main support beam identified for repair 10 months ago had shifted and that a crack in the beam had expanded, and other structural supports may need repair as well, according to The Associated Press.

Similar construction defects – some believed to have been the result of water seepage over the years from the beach-facing properties – were also discovered at the Surfside Champlain Tower, where more than 100 people perished when the south wing of the complex collapsed. Both buildings were constructed decades ago, Port Royale in 1971 and the Champlain Tower in 1981. Both were also in the midst of a 40- or 50-year recertification process when they made national headlines.

Following last year's Champlain Tower collapse, officials in coastal cities throughout the nation, including Long Beach and other Southern Cities, ramped up inspections of similar structures. The cause of that 2021 collapse, has not yet been determined, but it is believed to be the result of

faulty construction, poor maintenance and other neglect. The Miami Herald reported that the collapse began when the ground-floor parking area and pool deck caved in due to water damage and design and construction shortcuts over 40 years, then "lined up like dominoes to create the perfect conditions for a deadly chain reaction."

Making buildings safe from natural threats

Every region has its disaster triggers: hurricanes, tornadoes, flooding, wildfire, and of course, earthquakes. Water damage is a major concern in Florida, which tops the list in terms of hurricane frequency in the U.S. All along the West Coast, earthquakes are the biggest threat.

New structures are built to withstand these threats, based on the latest in science and engineering. But what about older buildings like the Champlain condos, which were constructed 40 years ago, or more?

Here in California, multiple earthquakes strike every day. Every few years brings a reminder of the terror of our vulnerability – horrifying disasters that should serve as wake-up calls to everyone. Southern California knows full-well the types of buildings most vulnerable to damage in an earthquake. We just have to take action to fortify them.



Several cities and counties have adopted mandates requiring at least some of these structures to be retrofitted for safety. These include: Alameda, Berkeley, Beverly Hills, Burbank, Culver City, Fremont, Los Angeles, Los Angeles County, Oakland, Pasadena, Richmond, San Francisco, San Jose, Santa Clara County, Santa Monica, and West Hollywood. Several others are moving forward with ordinances, but all of the more than 480 cities in California have an obligation to protect residents and businesses from earthquakes.

These vulnerable structures include but are not limited to:

- Soft-story structures built before 1978
- Unreinforced masonry built before 1975
- Concrete tilt-up built before 1994
- Non-ductile concrete built before 1977
- Steel moment frame built before 1996

What are your risks?

Would your apartment building still be standing if a major earthquake struck tomorrow or would your building, equity, and income have been lost?

If you own a building that you believe may be vulnerable to damage – or if you live or work in one – it's important to educate yourself on cost-effective measures that can be taken to save lives, protect property, and preserve the well-being of the community-at-large.

Find out the risks you face. Call Optimum Seismic at 833-978-7664 for a free building evaluation today.

Ali Sahabi, a licensed General Engineering Contractor (GEC), is an expert in seismic resilience and sustainability. He is Co-Founder and Chief Operating Officer of Optimum Seismic, Inc., which has completed more than 3,500 seismic retrofit and renovation engineering and construction projects for multifamily residential, commercial, and industrial buildings throughout California.



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Rebates on individual measures are available through the **SoCalGas® Multifamily Energy Efficiency Rebates Program**. The following types of equipment* are eligible for rebates in 2017:

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Leslie Diaz-Villavicencio
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The Multifamily Energy Efficiency Rebate Program is implemented by ICF under a contract awarded by the administrator, SoCalGas®, through December 31, 2017.

*Certain restrictions regarding the size, age, and condition of existing system or appliance to be replaced may apply.

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1. Question: My tenant asked me to accept a payment from a third party for half of her rent. We have a policy not to take third party payments. Can I refuse?

Answer: No, you are required to accept third party payments provided that the third-party payment also comes with a statement that says that the payment would not create a landlord tenant relationship with the third party.

2. Question: I gave a sixty-day notice of a rent increase, and my cousin says that is not good enough but it is the same notice I have always used. Why is it not good enough?

Answer: It depends on how much you have increased the rent. If the total increase (including all increases over the last twelve months) is ten percent or less, then the notice required is thirty days. If the total increase over the last twelve months is more than ten percent, the required notice increased to ninety-days plus five calendar days for mailing, if mailed within California.

3. Question: Am I within my legal rights to ignore oral notices and demand written thirty-day notice for a month-to-month lease termination?

Answer: Yes, California law requires termination notices to be in writing.

4. Question: One of our tenants paid us \$50.00 per month rent less than what his lease required. We did not catch the mistake until after his third month. He says he does not owe it because we waived our right to collect it when he paid his rent. Is he right?

Answer: Probably not. If your lease contained a non-waiver provision, it should be upheld in court. Even if your lease were silent on this issue, he would have to prove that you knowingly waived your right to receive full payment by accepting a lesser amount.

5. Question: Is there a clear definition of what constitutes "ordinary wear and tear"? My husband and I are spending day and night trying to clean and repair our once beautiful home we rented out and need to know how much to charge back to the residents.

Answer: There are not many legal guidelines on this issue so many judges use what they consider a common-sense approach. We advise landlords to seek an opinion from the manufacturer of drapes, carpets, and appliances as to their expected lifetime assuming ordinary wear and tear. If the item needs replacing before that time, you can use this as a guideline to determine the pro rata amount to charge back to the tenant.



6. Question: One of my residents recently had her phone line repaired. The telephone company charged her \$60.00. She did not notify us of the problem before ordering the repair. We could have made the repair ourselves at much less cost. The tenant wants me to pay the bill. What do you think?

Answer: California law deems owners of rental property responsible for the inside wiring to the property. However, tenants must first give landlords notice of a needed repair and provide a reasonable time to make the repair before undertaking a self-help action. You shouldn't have to pay more than what it would have cost for you to make the repair.

7. Question: Must three-day notices to pay rent or quit be served to all delinquent tenants at the same time? We manage a large apartment community and sometimes have a multiple of notices to serve.

Answer: California law does not require that you serve three-day notices to all delinquent residents at the same time. It is a good idea to do so, however, in order to avoid the appearance of favoritism or discriminatory conduct.

8. Question: Our tenants have a one-year lease. They gave me a thirty-day notice of intent to vacate two months short of the one-year lease expiration. What should I do?

Answer: You should let them know in writing that a thirty-day notice has no legal effect on their obligations under the lease and they remain liable for the rent until the lease expires or the date you are able to relet the premises, (once they vacate you have to use due diligence to relet), whichever comes first.

9. Question: Our tenant's children put a 6-inch hole in a plaster wall of the house they are renting. The tenant readily admitted that the children "might have been punching the wall a little." What are our legal options?

Answer: You can serve a three-day notice to perform conditions and covenants or quit to require the tenant to make repairs or to pay for the repairs. If they do not comply with the notice, you can proceed with an eviction, or alternatively, deduct repair costs from their security deposit.



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THROUGH YOUR CONTRIBUTIONS, OUR POLITICAL ACTION COMMITTEE WAS ABLE TO

- **OPPOSE AB 1791 – Rent control: local ordinances** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)
- **OPPOSE AB 2179** – (would prohibit landlords from evicting tenants with pending applications up to June 30, 2022, provided the ERAP application was submitted prior to March 31)
- **OPPOSE AB 2710 – Sale of Rental Properties: Right of First Offer** (which would require rental property owners to provide a “qualified entity,” with advance notice of their intent to sell the residential rental property)
- **OPPOSE Rent Stabilization Ordinance in the City of Bell Gardens**
- **SUPPORT SB847** (which would provide rental assistance for landlords and tenants who do not qualify for assistance under the state Emergency Rental Assistance Program)



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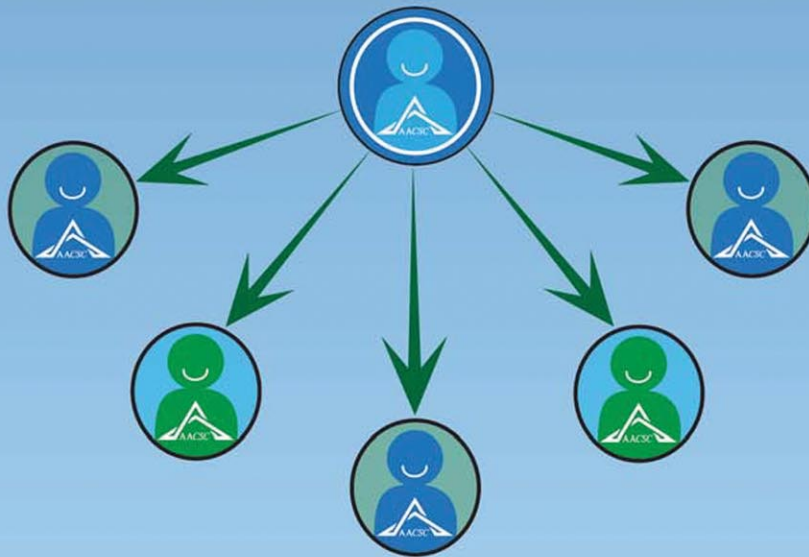
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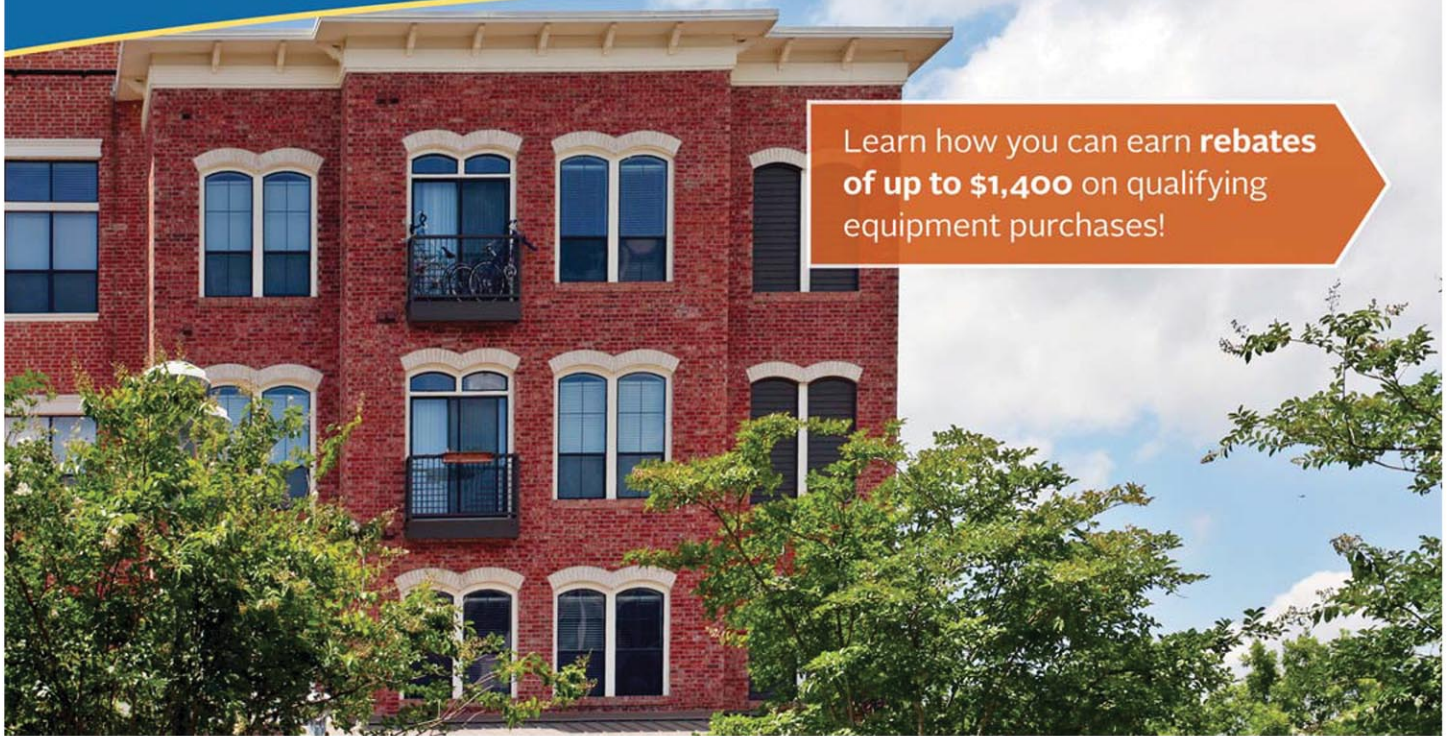




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