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Do you have to pay for utilities if there is no separate meters? It usually depends first on the rent agreement. A tenant should also look at the Costa Hawkins law. That law de controls the rent control unit when a tenant moves out. That law allows the landlord to go up as much as they want on the rent. The distinction here is that law does not allow the landlord to go up on the utilities or charge for utilities that were previously included in the rent. This is not intended as legal advice, but you have to do your research to understand how it works and the landlord has done their research and they know how to lie, cheat, and steal. The City usually keeps RECORDS as to was the previous tenant paying for utilities or not. In many cases, the previous tenant was paying for utilities thru the rent and there was no separate charges outside of the rent payment.

Am I entitled to a rent reduction? Yes, if you have experienced a reduction in any of the listed housing services and the definition of housing service services by the city LA municipal code (See Page One. RAC 410.04 or City "housing services defined." **NO RESIDENT MANAGER.** For some of you here, there was no Manager for about six months or more. A tenant is entitled to apply to the housing department for a rent reduction. If the owner does not give one voluntarily at this location 1522 Hi Point St. There was no resident manager for at least six months or more so far the owner has not supplied the required rent reduction to applicable tenant. **REDUCTION OF THE 2%.** In some cases, the landlord was paying for the utilities out of the rent payment. In other words, no separate charge for utilities outside of the rent agreement so no charge for electric gas, sewer, garbage, etc. The RSO department previously allowed the landlords, a 1% increase for each utility that was included in the rent, so that tenant would pay an additional 1% for gas and 1% for electric. Recently the city of Los Angeles eliminated that 2%. So if you live in a building like 1522 Hi Point and you were charged that 2% on top of your rent payment, then you are entitled to a rent reduction. So far the housing department has not granted those rent reductions because the housing department is notoriously biased against tenants, particularly those tenants who are Black, Hispanic, or disabled. The owner of this address is Hi Point 1522 LLC and the management company is Power Property management Inc. These two companies have been shown to have lied, cheated and stolen tenants money repeatedly. **CAN THE LANDLORD REQUIRE ME TO USE MY OWN PERSONAL PROPERTY AS A HOUSING SERVICE?** No. There are mandatory things and there are optional things and you are of course free at any time to do something that is optional. But the landlord is not free to do optional things because due to the rent agreement, the landlord has to do certain things that are mandatory. For example, there are numerous laws or code requirements that the landlord has to provide a working Intercom system that has to have a connection to each unit in the building. But the landlord has sought to get around this by not providing the connection to the unit and also telling tenants they have to use their own private cell phone. NO. If the owner tells you you have to use your own private cell phone, in lieu of him providing the indoor interface, monitor or connection, then that is just another example of the landlord, lying, cheating, and stealing. The Los Angeles Police Department has advised against using your private cell phone and Wi-Fi for purposes of door entry and Intercom system. If the landlord is requesting that you use your private cell phone, he is acting against the safety requirements set down by the Los Angeles Police Department. And of course, this landlord does not care about your health and safety. If the landlord accepts your rent money, then any services for your use inside or as part of the common area, are owner responsibility and so it's owner responsibility to provide the connection in order for you to use the Intercom inside your unit. (Continued Page 4).