

Letters to the Editor : Landlord Asks Mayor for Help and Laundry Leases

Landlord Asks Mayor Villaraigosa for Help

Editor's Note: The below letter was sent by an AOA member to the Mayor, all City Council members, the Chair of the Housing Department, the Chair of Code Enforcement and to the Chair of the County Health Department. If more landlords are willing to do the same, perhaps we may see favorable action.

Dear Mayor Villaraigosa:

On August 11, 2009, my property was inspected by SCEP inspector Cirilo Yu, who found very few violations. Talking to the inspector, I told him that with those few complaints we could complete the work in a couple of days so he could come back right away and we can be done with it. He answered that only his senior inspector, Keith Gordon could authorize that. Therefore, I called Mr. Gordon and sent him emails but he did not answer either one.

The secretary, Jacqueline Gonzalez-Pena seems to be there in name only because she always has a voice mail answering and she never returns a call. So, I just waited for the new appointment and sent my manager to pass the inspection, which happened without a problem.

Another case I had was at a different property. On January 5, 2010, I got an order to comply for the light meters, which had been vandalized. Right away I hired an electrician to take care of it which he did. The same SCEP office happened to be responsible for this case too, and I called to let them know that everything had been taken care of. I left the case number, my phone and any other information, but, as before, I never got a reply from Jacqueline Gonzales-Pena. It seems she collects her wages, but doesn't do any work or is not even present.

Despite all that, I got a second notice to comply, dated January 28, 2010 for the same work – after I had repeatedly left messages that Building and Safety and DWP had signed the final. The SCEP East Regional Office at 2215 Broadway in Los Angeles is the worst to deal with and I have never seen anything like it

By that you can see what a mess the Housing Department/Code Enforcement is. They don't follow up on anything. Needless to say that the time and money they make us landlords spend is unnecessary. Several SCEP inspectors have mentioned to me that the regular inspections by SCEP are really not needed anymore as they have already gone to the same properties two and three times. They say it would be enough if there were only some inspectors going after just getting complaints. What a waste of money with all those employees and you wonder why the city of Los Angeles is in dire financial circumstances. All those inspections do is make us raise the rents at the yearly allowance on often struggling tenants, which we did not do before.

Not only the City of Los Angeles, but the County too, is after us to give us more problems. An inspector from the Health Department went to another property we own. This is a large property with 28 units. I don't know how he got in as one needs to have a control to open the gate and a key to get into the building for the protection of the tenants. We are sure he must have spent quite some time there and came up with only a little painting to be done in the hallway. So, it's not just the SCEP but also the County Health Department going around spending taxpayers' money. They all probably use city and county provided cars and gasoline allowances.

It is so unfair that we, landlords, are treated like that and the biggest problem is that we are such a minority and don't get together to go to City Hall protesting like other organizations do. We landlords get hit from all angles, harassed and abused and no one protects us – even though Los Angeles needs more housing. Only during their campaigns do the politicians reach out to get us funds; once they get elected, they don't care.

Mr. Mayor, you want to cut 1,000 jobs - (which actually would just be a transfer from one department to another?) Maybe the bloated Housing Department would be a good place to start. When you were first running for Mayor you promised to help the landlords. Why should we have believed you? There are more tenants than landlords and the politicians are eager to please the tenants to get re-elected and they don't care that it is the landlords who pay a good part of their wages. *Sincerely, Frank Romero*

Laundry Room Leases

Dear AOA:

In response to the recent article in the AOA magazine, I would like to clarify that Dadson does NOT have a policy of using Nevada choice of law provision verbiage in leases for California properties. Our call center is open six days a week from approximately 7:30 am to 5:00 p.m. We provide repair service seven days a week.

Since it's founding in 1962, Dadson Washer Service has been a family owned business and through over 45 years of hard work, has earned a well-deserved reputation for consistently providing the highest quality service and competitive commission structures. Today, Dadson services apartment buildings, mobile home parks, condominiums, hotels, convalescent homes, universities and military bases throughout six Southwestern states. No building is too big or small for Dadson's quality service.

Finally, I want to point out that Dadson Washer Service always makes every effort to be a partner with all its Lessors and the apartment community in general. It works hard to provide top-notch equipment, service and commission structures and offers a valuable service to alleviate apartment owners of the burden, expense and liability associated with purchasing, servicing and collecting coin-operated equipment. It will continue to do so.

Sincerely, Nick Yager, Vice President, Dadson Washer Service