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President's Message

By Elaine Hutchison



Deadline for certain COVID-19 back rent in Los Angeles elapses as the city extends assistance.

The deadline for Los Angeles tenants to settle back rent accumulated during a significant portion of the COVID-19 pandemic has come and gone, prompting the city to implement measures that aim to secure tenants' housing and ensure landlords receive the long-overdue payments.

During a recent City Hall press conference, Mayor Karen Bass stressed the city's unwavering commitment to upholding housing stability.

"I want to reiterate our primary objective: preserving people's homes," Bass affirmed, as reported by KABC. "The city is taking extraordinary steps to ensure that Los Angeles residents remain in their homes and to prevent landlords, particularly small-scale landlords, from facing foreclosure."

The city had established a deadline of Monday, August 1, 2023, for tenants to settle any outstanding rent accrued from March 2020 to September 2021. However, tenants may also find protection through a patchwork of other state and local safeguards. For instance, renters who couldn't meet their rental obligations during that same period, March 2020 to September 2021, might also be shielded by the state's COVID-19 Tenant Relief Act.

Furthermore, tenants have been granted an extended timeframe by the city for rent accumulated between October 2021 and January 31 of this year, with a repayment deadline scheduled for February 2024. The eviction moratorium in Los Angeles County may also offer protection to city residents; it provides eligible tenants with eviction safeguards if they couldn't pay rent between July 1, 2022, and March 31, 2023.

In preparation for the deadline, city officials have undertaken extensive outreach campaigns to inform tenants and landlords about their rights and responsibilities, with the aim of preventing a potential "wave of evictions." Information on tenant rights and available resources can be accessed at stayhousedla.org/tenant-rights.

Funds from Measure ULA, the city's new property transfer tax, are being allocated to tenant assistance programs, including an \$18.4 million emergency fund earmarked for low-income tenants. Additional measures encompass \$60 million for legal support, tenant outreach, education, and tenant-harassment protection initiatives.

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Executive Director's Update

By John Edmond



Landlord-Tenant Legislation in 2023: Bills Ceased and Bills in Progress

The California Legislature has reconvened after its summer recess, and hearings have resumed for the remaining bills. Lawmakers have just over a month to conclude their work for the year. Below, we provide an overview of bills that the Apartment Association, California Southern Cities is actively addressing, as well as those that will not progress this year.

Bills AACSC Continues to Oppose:

Security deposits - AB 12 (D-Haney - San Francisco): This bill aims to limit security deposits to one month's rent, irrespective of whether the unit is furnished. A significant portion of the Legislature supports AB 12, asserting that it will facilitate tenant access to housing that may otherwise be unaffordable due to the current allowance of "high" security deposits under existing law.

Just cause eviction - penalties - SB 567 (D-Durazo - Los Angeles): SB 567 seeks to amend the state's Tenant Protection Act of 2019 (AB 1482) by altering just-cause eviction rules and imposing penalties on rental property owners who fail to comply with the law. Initially, the bill included language to cap rents at the consumer price index or 5%, whichever is lower, but this was removed due to CAA's opposition.

Bills Not Progressing This Year:

Here is a selection of bills that AACSC has opposed and will not advance this year:

First right to purchase - AB 919 (D-Kalra - San Jose): AB 919 would have required property owners to notify tenants and qualified organizations before selling residential rental properties, granting them the first right to purchase. This process would have taken over eight months, with no guarantee that tenants or qualified organizations could afford to purchase the housing.

Secretly recording rental property owners - AB 1086 (D-McCarty - Sacramento): AB 1086 would have permitted investigators from qualified fair housing enforcement organizations to secretly record conversations with rental property owners or their agents without consent.

Statewide database - termination notices and rent increases - SB 395 (D-Wahab - Fremont): SB 395 would have mandated the creation of a searchable statewide database, with landlords required to file notices of termination or rent increases within ten days of serving tenants.

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A Sunny Future for Solar

By Emily Landes

For years, Southern California property owners have known about the benefits of going solar: huge electricity savings, a rise in property values, and of course, the conservation of our natural resources. But not long ago, bringing solar power to rental properties could be prohibitively expensive, putting these systems out of reach even for the most green-minded housing providers.

However, several legislative and technological developments have helped change the equation around solar and, suddenly, the renewable resource is looking like a very bright option for lowering bills and our impact on the environment.

Solar Scales Up

The modern-day solar movement really took off in the early 2000s with the passing of the Solar Investment Tax Credit (ITC) in 2006. This credit is a dollar-for-dollar reduction in the federal taxes owed by a person or company who has installed a solar system.

When the legislation was passed, it was a 30 percent credit applied to both customer-sited

residential and commercial solar systems, as well as large-scale utility solar farms. But a 2015 extension to the law led to a step down in the credit. For projects that begin construction in 2021, it has dropped to 22 percent. In 2022, barring any last-minute legislative changes, the credit is due to drop to zero on the residential side and 10 percent for commercial and utility-scale projects. Owners considering installing a solar system would be wise to move ahead soon before this benefit drops any further.

But even if the credit is dwindling, the 2006 legislation has certainly already done its job in bringing solar power to the mainstream. "The ITC has proven to be one of the most important federal policy mechanisms to incentivize clean energy in the United States," according to the Solar Energy Industries Association. "Solar deployment, at both the distributed and utility-scale levels, has grown rapidly across the country. The long-term stability of this federal policy has allowed businesses to continue driving down costs."

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President's Message

Continued from page 6

The Mayor's Fund for Los Angeles is also contributing to these efforts. Through the "We Are LA" program, outreach teams have engaged with nearly 41,000 Angelenos and scheduled case management appointments with over 10,000 individuals to aid at-risk individuals in retaining their housing.

Simultaneously, the city is investing in a comprehensive public information campaign, utilizing diverse media channels, including social media, foreign language radio stations, and even taco trucks, in an effort to reach tenants in lower-income areas who owe back rent.

As of early May, a report by The Real Deal estimated that approximately 137,000 households in Los Angeles alone collectively owed around \$451 million in rent. This substantial figure underscores the magnitude of the issue and the urgency of addressing these outstanding payments.

The mayor reiterated the importance of providing support for landlords during this period, emphasizing the need to prevent landlords from falling behind in their mortgage obligations. "We would be completely defeating our goal here if we only focused on tenants and left landlords struggling with their mortgages," she emphasized.



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Executive Director's Update

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Criminal background checks - SB 460 (D-Wahab - Fremont): SB 460 would have prohibited rental housing providers and their agents from inquiring about an applicant's criminal history.

Rent control - SB 466 (D-Wahab - Fremont): Initially, SB 466 would have allowed local governments to impose strict rent control measures on residential rental properties.

Two bills recently introduced in the California legislature have been designed to safeguard rental housing providers and other business owners against meritless web accessibility lawsuits, while also providing a clear avenue for addressing any alleged violations.

Plaintiffs' attorneys have been reaching out to landlords across California, alleging breaches of accessibility regulations outlined in the state's Unruh Civil Rights Act and the federal Americans with Disabilities Act.

In California, web accessibility lawsuits can result in minimum fines of \$4,000 per violation, creating an environment conducive to what are often termed "drive-by" lawsuits. In 2019, there was a significant surge in federal lawsuits related to web accessibility, with a record-breaking 11,053 suits filed in federal courts. California took the lead, accounting for 4,794 of these web accessibility lawsuits.

AB 1757, presented by the Assembly Judiciary Committee, seeks to establish a legal presumption that business websites adhering to the World Wide Web Consortium's W3C

AB 1404, sponsored by Assemblywoman Wendy Carrillo of Los Angeles, underscores the importance of equity by affording rental housing providers the necessary time and guidance for bringing their websites in line with the W3C Standard. Notably, this legislation mandates that when a civil complaint alleging a website accessibility violation is served on a business, the plaintiff must also include a notice informing the business that it might not be held liable for damages if it makes the necessary website adjustments to adhere to the W3C Standard. This bill will only take effect if AB 1757 is also enacted.

To enhance the accessibility of a company's website, there are various strategies that owners may consider. These include adding captions to videos to assist individuals with hearing impairments, utilizing voice recognition tools to aid those with visual or physical disabilities, and using plain, straightforward language instead of complex sentences and jargon to assist individuals with cognitive difficulties. Collaborating with the web design company that created the website may be crucial. In instances where concerns arise regarding accessibility compliance, specialized coding modifications or a comprehensive website overhaul may be required.

This is a partial list of the priority bills that AACSC has actively worked against this year. Please keep an eye out for a comprehensive list of bills both supported and opposed by AACSC.



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Dear Maintenance Men:

By Jerry L'Ecuyer and Frank Alvarez

Dear Maintenance Men: While doing maintenance on a vacant unit, I discovered the bathroom door would not close properly. The door seems to no longer fit the frame. How do I fix this issue? Paul

Dear Paul: This issue could be one of two problems. The first and least likely is the settling of the foundation. However, if this were true, you would most likely find other signs of a settling foundation, such as cracked walls and other doors not closing properly. So, the most likely culprit will be a loose door hinge. Often the door hinge screws only go about an inch deep, and they may have backed out a bit. A quick solution will be to check if they are tight. A loose hinge will allow the door to sag out of alignment with the door frame. A more permanent fix is to remove the original screws and replace them with much longer screws. The longer screws will go through the door frame and penetrate into the rough opening two by fours behind the door frame. By reaching the rough opening wood, the longer screws will pull the door frame in, pulling the door back into alignment. Check the top and bottom hinges, and only apply enough pressure to get the job done.

Dear Maintenance Men: When is the best time to do an annual roof inspection? Can you give me some pointers as what to look for when I inspect the roof? Tom

Dear Tom: The best time is before it rains! However, we find summer and fall to be most the prudent time to inspect and repair the roof. In other words, don't wait to do roofing work after the first rains of winter. The roofing contractors will be very busy and costs may go up or you may have to wait in line for the work to get done. Inspect the roof during the summer and fall and get the roofing work done before it

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A Sunny Future for Solar

Continued from page 9

That's because, in addition to the direct savings from the federal tax credit, the ITC also helped entice more and more people to sign on to solar, thus creating greater economies of scale. The SEIA estimates that solar has grown by over 50 percent each year since the law was enacted.

The increase in demand has led to huge cost savings. "From the early 2000s to now, prices have dropped probably 97 percent," according to Micha Levin, managing member of renewables company GE Options. Levin believes that the tax incentive is part of the reason for that precipitous drop, as well as the plummeting price of silicon—the major component of most solar cells—during that time.

Levin says a lot of the price cuts on solar panels themselves took place in the early 2000s but adds that there have been other operational savings as more "soft" installation costs have also fallen recently. The SEIA estimates that the total cost of installing a solar system has fallen by 70 percent since 2010, making solar production competitive with other more traditional forms of fuel.

Battery Prices Bottom Out

Thanks to technological improvements, large-scale battery storage costs have also come down significantly in recent years.

According to Climate Central, a research consortium focused on climate change, battery energy storage prices are down 76 percent since 2012.

Storage is the answer to the old complaint critics of any type of renewable energy love to toss out, Levin says, because it allows renewable systems to hold on to extra energy and use it when needed. "You may have heard Trump say the joke about, 'You can't watch television today because the wind is not blowing.' That is a critique of renewable energy. But batteries or any storage of renewable energy is what offsets that," he said.

Lower-cost storage options also allow owners to hold onto more of the power they generate, rather than putting it back on the grid. Solar advocates can imagine a time when every home will have solar panels on the roof and batteries in the garage or basement, providing backup energy during power failures and removing pressure from traditional power plants trying to meet peak demand.

Be it onsite or in the community, there is an abundance of options for those looking for renewable energy options to both lower prices and lighten our load on the earth. Through a combination of government incentives and new technologies, it has never been easier to see a sunny future for solar power.



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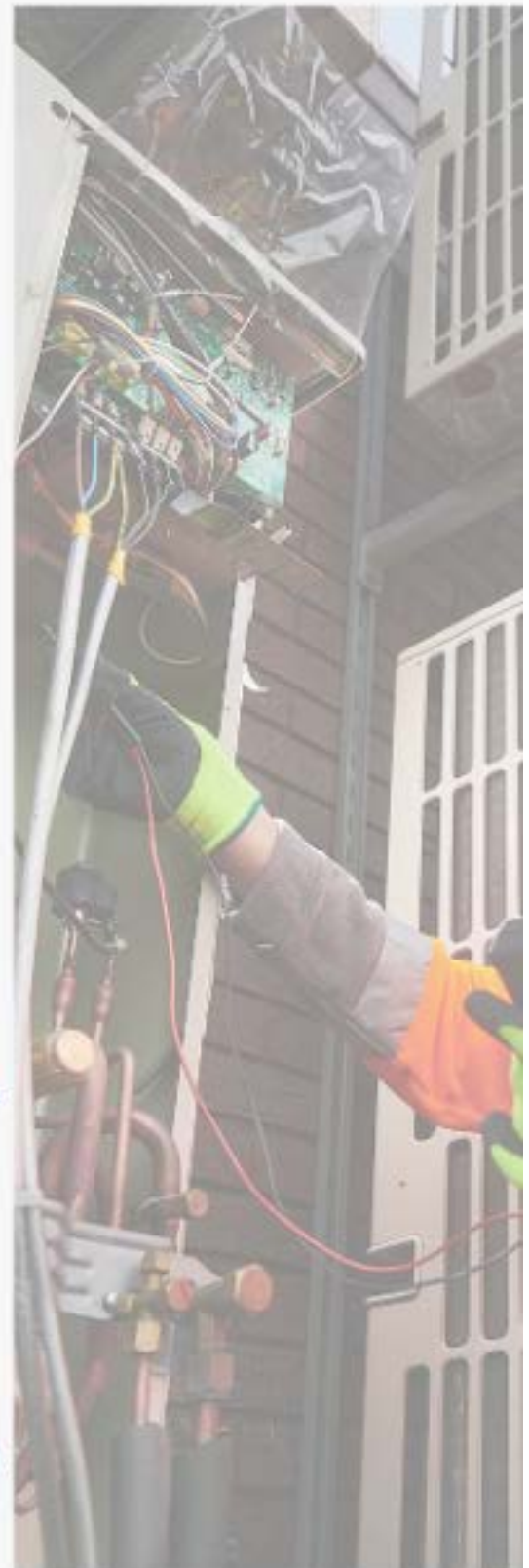
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Dear Maintenance Men:

Continued from page 15

becomes an emergency. During the roof inspection, pay close attention to the flashing. Flashing is used to transition between the roofing material and the building or a change in roofing direction or angle. Flashing can also be found where pipes or a chimney come up through the roof. The flashing is sealed with roofing tar and water leaks can form when the sealing tar cracks or separates from the building or the flashing material. Look for curled up roof edges on composition roofs, low spots on flat roofs and bird nests in tile roofs. Check all roof drains and cut away any tree branches that are touching or overhanging the roof. While you are inspecting the roof, check the gutters. Winter storms have a way of loosening gutters and filling them with gunk thereby causing them to lose their pitch and pool water. Pooling or overflowing gutters can deteriorate fascia boards and siding.

Dear Maintenance Men:

I have a bathroom sink that drains slowly. I have already snaked the drain and found no stoppage. When I remove the pop-up assembly and have an open drain, water whooshes down with no problem. However, with the pop-up in place, water backs up into the sink and drains very slowly.

Katherine

Dear Katherine:

Most bathroom sinks have an overflow hole near the top edge of the sink. This hole serves two purposes; 1: Acts as a safety drain to keep the sink from overflowing should the water rise above a certain level in the sink. 2: The overflow hole also serves as an air vent for the sink when the water levels are above the pop-up plug. The overflow hole allows air to escape through the drain and the water to evacuate more efficiently.

What has happened is hair, toothpaste, grime etc. have built-up and sealed off the overflow drain where it exits just below the pop-up assembly plug. Most snakes are too big to go through the overflow drain. Alternatively, a speedometer cable will work great or even a long zip tie will work. Push the cable or zip tie down through the overflow hole at the top of the sink and push any gunk out into the drain. Use water to help push the debris out the overflow drain, a funnel works great to direct a good flow of water. If you cannot access the overflow to drain, you will need to disassemble the main drain assembly to gain access to the overflow drain exit. Once the overflow drain has good airflow, the sink should drain a bit faster. If this does not solve the problem completely, look at restricting the water flow coming out of the faucet. Use a restrictive aerator to cut down on the GPM of the faucet.

Continued on page 28



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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.

The Multifamily Energy Efficiency Rebate Program is funded by California utility customers and administered by Southern California Gas Company (SoCalGas®) under the auspices of the California Public Utilities Commission, through a contract awarded to ICF. Program funds will be allocated on a first-come, first-served basis until such funds are no longer available. This program may be modified or terminated without prior notice. SoCalGas does not endorse, qualify or guarantee the work of ICF. California customers who choose to participate in this program are not obligated to purchase any additional services offered by ICF. The trademarks used herein are the property of their respective owners. All rights reserved. Some materials used under license, with all rights reserved by licensee.

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By Ali Sahabi

Recovery in the Aftermath of Disaster: Why Preparation is the Best Option

California just experienced its deadliest and most destructive wildfire, ever. Nearly 14,000 homes, 530 commercial structures and 4,300 other buildings were destroyed in November when the California fire ravaged the Butte County landscape, incinerating entire communities like the town of Paradise in its wake.

The devastation of lives and livelihoods lost is unfathomable. So, too, is the sheer scope of work needed to clear the charred debris before recovery can even start.

Federal agencies are overseeing a cleanup of between six million and eight million tons of rubble and toxic debris spread over 150,000 acres — an area described as roughly the size of Chicago.

If all goes as planned, it will be the most expensive cleanup campaign in state history. Rebuilding won't be able to start until summer.

Wildfires threaten Southern California, too. In fact, the Woolsey Fire, also in November, claimed 1,500 structures — prompting officials to call it the most destructive wildfire ever to sweep through Los Angeles County.

Are We Prepared for “The Big One?”

Our state is famous for wildfires and earthquakes.

These two destructive natural phenomena are certain to happen. How we guard against them can often make the difference between life and death: between survival or desolation.

Seismologists and statisticians agree that a major earthquake in Southern California has the potential to displace potentially tens of thousands of residents. The Camp Fire has displaced thousands of evacuees. A massive quake, which scientists say is long overdue,

Continued on page 34



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Dear Maintenance Men:

Continued from page 23

Dear Maintenance Men:

Our rental has a non-standard size sliding glass door that we'd like to replace. We'd like to get a whole new door and track. How easy is that? We have siding on the house. What should we expect in the way of wall damage or ability to get a larger standard door frame into the space? What questions do we need to ask the installer?

KWT

Dear KWT:

Replacing a sliding glass door and frame as a DIY job is not for the faint of heart! It is not really that difficult as it is unwieldy and the doors are large and heavy. You state the door is a non-standard size; this might be a good time to standardize your glass door. Start by removing the door, bottom track and frame. This will expose the rough opening in your doorway. Measure the rough opening for a standard sliding door of your choice.

It is sometimes easier to enlarge the rough opening to accommodate the new door. The reason for a larger opening is because you will not need to find or install new outside siding or stucco nor patch the inside drywall. "Rough opening" refers to the dimensions inside the trimmer studs and between the floor and the bottom header. This opening will be slightly larger than the patio doorframe. The extra space allows a little fudge room for squaring the frame with shims.

If you decide to have a contractor install the new sliding door, have the installer explain in detail what the job will entail, what the finish will look like, and how long the job will take. Make sure they are set up for dust control as a job like this can cause a considerable amount of dust during the construction if the opening is enlarged.

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**

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.



Rental Property Owners' Common Questions and Answers

By Oliver John Baptiste

Question: When a rental property is advertised as a "no pet" building and a potential tenant contacts the property owner inquiring about renting while mentioning their need for an emotional support dog backed by a letter from a licensed doctor explaining their mental and emotional disabilities, the property owner may question their obligation to show the apartment to this individual.

Answer: When a rental property is advertised as a "no pet" building and a potential tenant contacts the property owner inquiring about renting while mentioning their need for an emotional support dog backed by a letter from a licensed doctor explaining their mental and emotional disabilities, the property owner may question their obligation to show the apartment to this individual. In such situations, it's important to consider the following factors before making a decision:

- The health professional providing the Emotional Support Animal (ESA) letter must have a valid and active license. The letter should include their license number, effective date, jurisdiction, and the type of professional license they hold.
- The health professional must be licensed to offer professional services within the jurisdiction where they provided the documentation.

- A professional relationship between the health professional and the patient must be established at least 30 days prior to issuing the ESA letter.

- The health professional must conduct a clinical evaluation of the individual to assess their need for an emotional support pet.

Question: If a rental property is governed by the Los Angeles City Rent Stabilization Ordinance, are landlords permitted to proceed with eviction for non-payment of rent at this time?

Answer:

The moratorium imposed by the city and county expired on March 31, 2023. Therefore, landlords can now move forward with issuing a 3 Day Notice to Pay Rent or Quit for the rent due in April, provided that the total amount demanded exceeds the fair market value, which is determined based on the number of bedrooms. It's important to note that starting from January 27, 2023, any violation of the rental agreement, including

nonpayment of rent, necessitates the submission of a written notice to the Los Angeles Housing Department (LAHD) within three business days of serving the notice to the tenant.

Continued on page 32



ROOFING 101

"Roof Education"

Roofing 101 Series: Is Your Roof Rain Ready?

Inspections and Maintenance Are Key

Authored by Steve Pinkus, Owner of Royal Roofing Company



Preventative maintenance is always better than waiting for a problem to arise and having to fix it in a panic. If you ignore the "check engine" light in your car for too long, you could end up stranded on the side of the road. If you do the same to your roof, you could be awake at 2:00am during a storm begging for an emergency leak repair. Even after the clouds pass, you'll be left with property damage, angry tenants, and a big bill from your roofer.

Contrary to popular belief, water is NOT the #1 cause of roof damage. Extreme weather is a culprit, but the sun does far more roof damage in the long run. In the summer months, the impacts of extreme heat and UV rays make your roof vulnerable before moisture becomes a problem. Similarly, fallen leaves and debris from a lack of regular maintenance can compromise the integrity of your roof.

Just like with your car, you can stop many roof problems from happening with preventative care -- but only if you know what to look for. The rainy season in Southern California can run as early as October and last through April showers in the spring. Completing the following checklist in advance of rain will not only save you money in the long run, but it is a quick and easy way to give you peace of mind for when the next storm strikes. Roof touch-ups can often be done in a single day

and at a nominal expense, especially compared to fixing serious damage if you allow it to happen.

Check Roof Penetrations: Like most good things in life, you have to watch out for unintended consequences. Air conditioning duct work, skylights, chimneys, and satellite dishes all need to penetrate the roof to be installed. Those penetrations are far more susceptible to leaking compared to the "field" where the roofing material is uninterrupted. Any roof opening **MUST** be monitored carefully. Luckily, preventative touch-ups to the seals are easy, affordable, and effective.

Fix Physical Damage: Cracked seals? Worn down shingles? Broken tiles? Rain only needs one point of entry to compromise the protection your roof is giving you. Physical roof damage is the most obvious red flag that is somehow still ignored too often. Replacing a few broken tiles now can save you from having to spend thousands of dollars on repairing your building after heavy rainfall.

Look for Ponding Water: When it does rain, a quick peek at the roof could reveal major red flags. For flat and low slope roofs, the accumulation ("ponding") of water can reveal which areas of your roof need attention. While some ponding water remaining for 12-48 hours after it rains can be normal, significant ponding more than 48 hours after a storm is a major red flag. Even if it has not rained for

Continued on page 35...



RATE ADJUSTMENT NOTICE

On July 25, 2022, the Costa Mesa Sanitary District Board of Directors adopted annual charges for wastewater collection services. Based on the 2022 Wastewater Rate Study, it is necessary to increase the annual service rate by 17% to maintain healthy reserve fund balances and execute necessary capital improvement projects. This rate increase will go into effect on July 1, 2023.

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Rental Property Owners' Common Questions and Answers

Continued from page 29

Question: If a rental property is governed by the Los Angeles City Rent Stabilization Ordinance, are landlords permitted to proceed with eviction for non-payment of rent at this time?

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Question: How much notice must a rental property owner provide their tenant for a rent increase that is 10% or less, and what should be done if a notice is served for a rent increase that exceeds 10%?

Answer: According to state law, when serving a rent increase that is 10% or less, a rental property owner must provide a 30-Day Notice to the tenant. However, if the notice served exceeds a 10% increase, the rental property owner is required to serve a 90-Day Notice to the tenant.

Question: In a rental duplex, the lease includes a provision that prohibits all types of smoking, including vaping, on the tenant's unit balcony. However, neighboring residents have raised concerns about the smell infiltrating their units. When confronted, the tenant argued that they have the right to vape/smoke in their own unit and accused the owner of violating their right to privacy. Is the tenant's claim valid?

Answer: It is important to clarify that the tenant's claim is not valid. There is no legal right to smoke in the rental property. Restricting smoking does not interfere with the tenant's privacy or their ability to enjoy the premises. If the tenant continues to smoke despite the prohibition, the rental property owner has the right to issue a 3-Day Notice to Perform Covenant or Quit. This notice serves as a warning to the tenant that they are breaking the non-smoking agreement in the lease and must either comply or face potential consequences.

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Recovery in the Aftermath of Disaster: Why Preparation is the Best Option

Continued from page 26

could render several times that many homeless.

Unlike wildfires, which tend to strike in rural, sparsely populated areas, earthquakes can strike in the hub of a busy metropolis.

The financial toll from California's next major earthquake -- an estimated \$192 billion, according to researchers at the University of Southern California -- would be staggering: \$113 billion in building damage, \$68 billion in business interruption, \$11 billion in related costs.

This can have a devastating impact on a society, its housing market and its overarching economic stability. This situation is further complicated when the homes lost reflect a large proportion of a community's affordable housing stock. People without homes have a harder time reporting for work and that can hamper business activity. The potential impacts on small business, which employs 56.8 million people representing 48 percent of the U.S. workforce, is particularly troublesome when considering that many of these enterprises occupy the very buildings that are at risk of failure during an earthquake.

Why is it Important?

The more we have learned about seismicity, ground motion and engineering, the more we recognize the potential for massive destruction in our communities and -- more importantly -- how to guard against it.

Clearly, the issue of earthquake resilience impacts everyone.

When it comes to apartment buildings, preparing for the "Big One" is frequently left to individual property owners to decide. Yet the failure to address structural weaknesses can have widespread and devastating effects. Resilience is a cause of the utmost personal, social and economic concern.

Ultimately, seismic retrofits of our vulnerable buildings keep entire societies healthy. And that's good for everyone.

About the Author

Recently appointed to Los Angeles Mayor Karen Bass' Transition Team, Ali Sahabi, previously received the California Governor's Environmental and Economic Leadership Award for taking a sustainable approach toward community development and environmental restoration. A licensed General Engineering Contractor (GEC), Sahabi is an expert in building resilience and sustainability. He is Co-Founder and Chief Operating Officer of Optimum Seismic, Inc., which has completed more than 3,500 structural retrofit and adaptive reuse projects for multifamily residential, commercial, and industrial buildings throughout California.

Call Optimum Seismic at 833-978-7664 for more information



ROOFING 101

"Roof Education"

Continued from page 30

months, you can still check for signs of ponding, as indicated by black or brown discoloration on your roof. Even worse, if you see staining on the ceiling inside, you already have a problem and need to call a specialist immediately.

Ensure Water Can Flow: When there is rain, it needs to flow freely without interruption. Clogged gutters, drains, and downspouts mean two things: not only will the backed-up water sit and soak in to cause damage, but it can overflow and go upstream where it should not. Simply clearing away leaves and debris can stop the build-up of water and save you thousands of dollars.



If the fallen leaves and branches become unmanageable, you may need to trim back overgrown trees.

Keep Maintenance Records: Logging oil changes and service for your car removes doubt and instills confidence for both you and potential buyers in the future. Just like your car, your property benefits from setting a maintenance plan and keeping detailed records. Every time someone steps on your roof, you must log it; otherwise, the results of your hard work by following the steps above are not being maximized. By documenting maintenance, service calls, and suspected wear patterns, you can prove how well you take care of your roof. You'll be empowered when talking to roofing contractors, and your bank account will thank you for it.

Of course, safety should always be your #1 priority. If you're unable to safely get on your roof, cannot view it from a ladder, or just want an expert there from the start, call a Royal Roofing Company specialist today for a free roof inspection.

About the Author

Roofing 101 is a pioneering educational resource focused on empowering property owners and managers to make informed choices for their roofing needs. For residential and commercial buildings alike, Roofing 101 levels the playing field by revealing the closely-guarded insights most contractors choose not to disclose to their customers. By sharing decades of experience through this platform, the Roofing 101 team fosters better service, happier customers, and cost savings across the roofing industry.

Roofing 101 is provided by Royal Roofing Company and led by Owner and industry veteran Steve Pinkus. Whether you're getting started or already have bids in hand, you should include Royal Roofing Company in every roofing project. Royal Roofing Company has stayed in continuous business for nearly 40 years in Southern California under the same license. That's because they only hire the "best of the best" roofers and use the finest quality materials. They maintain the highest level of business integrity, as proven by their 38-year CSLB license that stands without a single violation, citation, or disciplinary action.

For more resources or to schedule your free estimate, visit <https://royalroofing.com/>, call their office at 562-928-1200, or reach out to Steve directly at 213-305-0277 and steve@royalroofing.com. Mention "Roofing 101" to your Royal Roofing Company specialist to receive an exclusive 10% discount on your roof

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Apartment Association California Southern Cities PAC

OUR MISSION:

- ★ TO PROMOTE ADVOCACY AT LOCAL, STATE AND FEDERAL LEVELS
- ★ TO GIVE RENTAL PROPERTY OWNERS THE VOICE AND THE TOOLS TO PROTECT THEIR PROPERTIES
- ★ TO EQUIP AACSC WITH THE POWER TO FIGHT FOR THE RIGHTS OF PROPERTY OWNERS

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)



PROTECT YOUR INVESTMENT:

YOUR CONTRIBUTION TO AACSC'S PAC SENDS A STRONG MESSAGE ABOUT YOUR BUSINESS NEEDS AND PRIORITIES TO STATE AND LOCAL CANDIDATES. IT ENSURES THAT AACSC IS EQUIPPED TO KEEP MULTIFAMILY RENTAL HOUSING ISSUES IN THE FOREFRONT OF THE PUBLIC POLICY PROCESS AT CITY HALL AND IN SACRAMENTO.



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