

3/24/20 AGENDA, ITEM 6a - TEMPORARY MORATORIUM ON FORECLOSURES AND RESIDENTIAL AND COMMERCIAL EVICTIONS FOR NONPAYMENT OF RENT DURING COVID-19 PANDEMIC
SUPPLEMENTAL EMAIL SUBMITTED BY GARY KAZANJIAN TO THE CITY COUNCIL ON 3/23/20 AT 7:06 P.M.

From: Gary Kazanjian <kazanjianstudio@hotmail.com>
Sent: Monday, March 23, 2020 7:06 PM
To: City Council <citycouncil@hermosabeach.gov>
Subject: can not evict tenants

Dear Mayor and Council Members,

I am a "mom and pop" residential rental building owner. I own rental house in Hermosa and an 8-unit apartment building in Harbor City. Both times that I acquired a property it took 10 years to break even on the rent and bills. I was an artist so I never made much money so I had many lean years when I almost gave up.

When I retired I had no pension and I just receive roughly \$600 a month in Social Security. Sometimes I get some income from one property and sometimes from the other. I have mortgage payments, property taxes, leaks to fix, carpets to replace, walls to paint as well as other expenses.

Will the County let us deduct our lost income from our property taxes? haha

These properties provide virtually my sole income in my retirement. I am 75.

Why not have the law apply to those who own 5 or more income properties? If I can not evict a tenant for not paying rent, personal bankruptcy is my reward for working hard and sacrificing.

Regards,

Gary Kazanjian
Hermosa Beach