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**Sent:** Monday, June 21, 2021 11:00 AM

**To:** City Council <[citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov)>

**Subject:** Hermosa Beach - Commercial Eviction Moratorium and Residential Substantial Remodel Eviction Protections - June 22nd City Council Hearing

Dear City Council Members,

My name is Kyle Rambeau and my wife and I have been residential tenants in Hermosa Beach for ten amazing years and have a 3 1/2 month old son named Charlie. We are also the tenants that live above La Penita Mexican Restaurant who have been commercial tenants at their location serving some of the best tacos and burritos in Hermosa Beach for nearly 45 years. I am writing in today to provide my support for and ask that the City please pass the ordinances that would extend the Commercial eviction moratorium through September 30, 2021 and adopt chapter 8.69 to Title 8 of the Hermosa Beach Municipal Code to regulate evictions based on the intent to demolish/substantially remodel residential rental property.

Our landlord has been attempting to evict both myself and La Penita since October 2020. While our landlord's first attempt at eviction provided no reason and was ultimately flawed on various other grounds, our landlord has once again sent a new eviction notice, this time claiming that substantial remodeling has to be done to the building that would require both myself and La Penita to vacate the premises. This notice was sent despite our landlord having no permits whatsoever to validate such an eviction attempt. While this most recent attempt is against the law (again), if these ordinances are not passed then our landlord can once again attempt to evict us claiming the need to "substantially remodel" without having any proof.

I'd like the City to understand that myself and La Penita are not tenants seeking relief in order to not pay rent because while I understand that is an underlying concern for many landlords that have been objecting to any moratorium extensions, these ordinances being addressed at the hearing, particularly for residential tenants, are not connected to having to not pay rent. I have consistently paid my rent on time for 10 years, including during the Covid-19 pandemic. La Penita also consistently pays their rent, and has done so during the Covid-19 pandemic despite the troubled times they, like many other commercial businesses/restaurants, have dealt with over the past year.

These new ordinances will provide myself, La Penita, and other similarly situated residential/commercial tenants comfort in knowing that if the only reason your landlord is trying to evict you is by claiming they need to "substantially remodel" something, you are allowed to carry on your business or spend a few more months getting your affairs in order before eviction by requiring landlords to get their permits in place for all the remodeling that they want to do. It also protects tenants from landlords who may use this "substantial remodel" loophole to kick tenants out and ultimately not do the work they claimed needed to be done just so they can substantially raise the rent and bring in new tenants.

Thank you all for your consideration in these matters.

Kind Regards,

Kyle Rambeau, Esq.

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