
From: Ed Fagundes < @yahoo.com>
Sent: Wednesday, July 22, 2020 11:53 AM
To: Comments
Cc: Eric Rolph; Edward Fagundes; Emily Fagundes
Subject: Concern Over Rent Moratorium Impacting Landlords

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Dear City Council Members,

I am writing you this email out of great concern for landlords in general that have any actions on temporary hold such as evictions for due cause by tenants being in default, etc. I personally have a town-home rented in Agoura Hills that my tenant has only paid half rent since 4/1/20 due to her claiming reduction in income and the inability to pay full rent each month. Presently this person owes past due rent over \$4,500 and increasing. If this moratorium is not lifted soon this person will incur additional late rent charges at \$1,175/month. On the best case and including the 90 day hold to evict if necessary, this person will be \$11,550 past due. I am obligated to pay a small mortgage, property taxes, HOA, PM fees, and maintenance inclusive of a recent \$2,100 plumbing bill.

As you can clearly see at this pace I will loose this rental with no safeguards and rights while my tenant has her private contract rights in addition to the city's additional moratorium rules of which I have no safeguards to counter. Other than emanate domain, there has never been a renter moratorium imposed like this that will drive landlords into bankruptcy. Where are our rights? I have owned this town-home close to 40 years and the income is a source of our retirement income.

According to my attorney my tenant has not complied with the corona-virus rules, and has not operated in good faith all along the way with arrogance and defiance in offering a reimbursement plan that is reasonable. In addition it appears there is a loud legal voice that this moratorium is unconstitutional, as a rental agreement is a private agreement between a landlord and a tenant.

I am asking the board to not extend this moratorium again as the financial impact to ourselves is grave. We are small time landlords with a modest amount of rent that we depend on for our retirement. We are not owners of a large rental complex where you can absorb year loses. The financial imposition is unfair, cruel and unjust and I plead to the board to end this on 7/31/20. I am told there are only 62 corona-virus cases in Agoura Hills out of a 20,286 population, or about 0.30% of the population. Is this really a crisis!

Over 40 years of being a landlord we have never evicted anyone out of the courtesy and compromise with compassion, but I am afraid that eviction will be the only recourse left to remove the tenant as she has said she is not moving at the end of the lease on 9/30/20. She will stay as long as the moratorium is on plus beyond that and may not even pay any rent. We will lose our rental. Evictions are breaking out all over America after rent moratoriums are lifted. I have tried to reach a agreement path with the tenant with no cooperation with ourselves and our property manager.

We are very scared on what is happening plus incurring tremendous stress. Please share this with your board members before the next vote on the rental moratorium.

Sincerely,
Edward and Emily Fagundes

Proud Agoura Hills Residents for 40 Years and Always Paying Property Taxes on Time

From: Caroline Aslanian <wholetransformation.com>
Sent: Wednesday, July 22, 2020 12:51 PM
To: Comments
Subject: Public Comments for Tonight's Council Meeting

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Dear City of Agoura council,

I am currently a tenant renting in Agoura struggling with moratorium and Covid issues.

Although I asked for deferment, I am making half the rent payment and will be current by mid August if not sooner.

My lease is coming up August 10th.

The property manager doesn't wish to renew my lease and has threatened to evict me several times since I asked for deferment.

There is scarcity in rental properties. Additionally, the property manager won't give a referral to new landlord making it harder to secure a place.

As of August, I will be able to pay the rent fully. I ask for grace period to find a new place for me and 3 kids.

I ask the city of Agoura to extend the moratorium for 3 months in light of the state of emergency continuing and additional quarantine measures going into place.

Thank you for your consideration.

Caroline