

From: Ariana Crockett [<mailto:arianacrockett@gmail.com>]
Sent: Tuesday, February 7, 2023 2:32 PM
To: CityClerk <CityClerk@longbeach.gov>
Subject: State Legislation Committee Meeting 2/7/2023 | Public Comment

-EXTERNAL-

Name: Ariana Crockett

Topic: AB 1482

I want to make a public comment regarding a gap in the law for tenant protections for Just Cause in AB 1482 at the city, county, state, and federal level. I am experiencing wrongful termination of tenancy as a result of a gap within the law of AB 1482 - Tenant Protections with Just Cause. AB 1482 protections only apply to tenants who are able and willing to pay for those protections to apply. AB 1482 can only be enforced to landlords when a tenant is able and willing to pay for it to be enforced to their landlord since it can only be enforced in state court. Landlords do not face penalty for FALSELY claiming a tenancy/residence is exempt from TPA lease agreements, or termination of Tenancy notices. If specific language outlined in the bill and a checkmark + proper notice is the only qualifier for exemption this gap in the bill is enabling landlords to terminate tenancies without just cause since landlords don't have penalties and tenants can't file a complaint and must pay for it to apply.