

The Coalition for Economic Survival is providing its full support and assistance to the Barrington Plaza Tenants effort to stop this unjust evictions

Barrington Plaza Continue Fight Against Unjust Evictions In Light of Court Decision on Their Preliminary Injunction Request

The residents of Barrington Plaza apartment complex in West Los Angeles aren't going down without a fight, and they are making their voices heard loud and clear.

They are continuing to fight their unjust displacement even though a judge, on August 15, denied a request by tenants to stop evictions set for next month.



The rent-controlled buildings are owned by Douglas Emmett Inc., a multi-billion corporation.

The [Barrington Plaza Tenants Association](#) filed a lawsuit last month aimed at stopping the eviction of tenants in the 712-unit high-rise. They claim the evictions are illegal.

In their suit filed June 12, the tenants said the company is unlawfully using the 1985 Ellis Act to evict all residents, and that the legislation actually was created to allow mom-and-pop landlords to leave the rental business and take the units off the rental market.



Larry Gross, with the [Coalition for Economic Survival](#), says the owners are illegally using the Ellis Act for renovations and are not going out of the rental business.

"If Douglas Emmett is successful, they'd be essentially putting a target on the back of every rent-controlled tenant in the city and throughout the state," he said.

Tenant Claudio Montanari believes the owners of the property are using the Ellis Act to temporarily go out of business and come back later with dramatically raised rents.

"I've been looking for rents in the city and there's nothing I can afford in

that area. I'm being priced out," Montanari said, adding that he won't leave by the Sept. 5 eviction date.



Attorney Nima Farahani, who together with Fran Campbell of the [law firm of Campbell and Farahani](#) are represent the tenant association, said that under the Ellis Act, "if you really, in good faith, can't be a landlord, you can stop being a landlord."

But, he said, "you've got to go out of the rental business. End of story."

Tenant advocates are now calling on the city to step in and stop what they call a massive exodus of residents who will have a hard time finding affordable housing elsewhere in the city.

"Barrington Plaza is the third largest complex of rental apartments under the RSO in the city of Los Angeles. If they are evicted, it'll be the largest mass eviction... seen in the city since Chavez Ravine to build Dodger Stadium," Gross said.



While tenants are disappointed that Judge Chalfant denied the preliminary injunction motion they requested to halt evictions pending the outcome of the case, the judge made it clear he was not in any way ruling on the merits of the tenants' case.

The judge does not believe it is appropriate to enjoin a party from filing a lawsuit and accessing the Court in violation of that party's first amendment right. Obviously, we disagree.

However, the judge did provide a favorable decision in regards to other aspects of the case. He did find for tenants in its order to Douglas Emmett to file notices of related cases in all the eviction actions, referencing our action and all other eviction cases. It appears that the Court agrees with tenants that any eviction case served on a Barrington Plaza tenant should be consolidated.



He also said that all the cases should be moved to Santa Monica court and heard before the same judge. This will increase chances of being able to adjudicate this case, and all UD cases, before the same Judge.

Tenant Jacqui Fournier said, "We really have been fighting from day one to keep our homes and we will continue to fight on."

Tenants are in no way deterred by the outcome. It has strengthened their resolve to continue fighting these unjust evictions. They have no intention of moving if served an eviction notice and will continue to fight it in the courts, on the streets and on the public airwaves.



Judge Denies Request To Postpone Mass Evictions At Barrington Plaza

By DAVID WAGNER - Aug 16, 2023

With less than a month to go before hundreds of tenants must leave, an L.A. Superior Court judge has denied a request to postpone evictions at Barrington Plaza.

Tuesday's decision will allow real estate investment company Douglas Emmett, which owns the building, to proceed with mass evictions at the 712-unit high-rise apartment complex in West Los Angeles.

The Barrington Plaza Tenant Association had sought a preliminary injunction to stop evictions from moving forward until the court reaches a decision in their lawsuit, alleging that Santa Monica-based Douglas



Emmett is abusing the state's Ellis Act

[Coalition for Economic Survival](#) executive director Larry Gross, who has been working with tenants to fight the evictions, said the Barrington Plaza residents were "disappointed" in the decision, but they planned to stay and "continue fighting these unjust evictions."

"The judge made it clear he was not in anyway ruling on the merits of the tenants' case," Gross said in an email. "He also said that all the cases should be moved to Santa Monica court and heard before the same judge. This will increase our chances of being able to adjudicate this case, and all subsequent [unlawful detainer] cases, before the same Judge."



Hundreds face eviction

The situation at Barrington Plaza represents one of the city's largest-ever mass evictions. Hundreds of residents are now scrambling to find housing in an expensive rental market with tight tenant screening and a severe shortage of affordable homes.

Douglas Emmett notified tenants in May that they must move out by Sept. 5, unless they qualify for a one-year extension due to age or disability. Under the city's rent stabilization ordinance (RSO), the landlord is required to pay relocation assistance and Douglas Emmett says it has set aside \$7.5 million for that purpose.

Tenants suspect a ploy 'to raise the rents'

For long-term tenants like Miki Goral, losing their housing feels like an injustice.

"I think they want to get people out of a rent-controlled building and be able to raise the rents," said Goral, who moved into Barrington Plaza 34 years ago. "They are trying to set an example for other landlords throughout the city, that they can do the same kind of thing."



Goral doesn't own a car, and she likes living at Barrington Plaza because she can easily take a bus to her job as a UCLA librarian. She's hoping to stay in the same area, but apartments in her neighborhood now rent for about \$500 more per month than what she currently pays. "I know I'll have to pay more," she said.

For now, Goral has some time to find a new place. Because she's over the age of 62, she qualified for a one-year extension. Unlike other tenants facing a Sept. 5 move-out, she'll have until May 8, 2024.

[Click Here for Entire LAIST Article](#)

NOW MORE THAN EVER

Barrington Plaza Tenants Need Your Financial Support for Legal Expenses to Fight Their Mass Eviction

More Help And Support is Needed for the Barrington Plaza Tenant Fight to Stop This Unjust Ellis Act Eviction

The Coalition for Economic Survival (CES) sees the important fight of the Barrington Plaza Tenant Association as a fight that is critical to all renters in the City of Los Angeles. If this landlord is successful in it's illegal use of the state Ellis Act it could open the door for other tenants to face similar evictions. These evictions must be stopped!

The law suit against this multi-million dollar corporation is expensive.

You can help by donating to the Barrington Plaza Tenants GoFundMe Account to help them maintain a legal effort to fight their eviction.

Make a donation by clicking

<https://www.gofundme.com/f/barrington-plaza-tenant-association>

Support the Barrington Plaza Tenants Efforts to Stop Their Unjust Ellis Eviction

DONATE NOW!



**KNOW
YOUR
RIGHTS**



**KNOW
YOUR
RIGHTS**



TENANTS' RIGHTS CES ZOOM CLINIC

EVERY SATURDAY - 10 AM

To Request a Registration Link, Email:
HelpingLarenters@gmail.com

1-on-1 Individual Counseling With an Attorney

Assisting Renters Throughout the
Southern California Area

Accommodations for Spanish & Russian Speakers Provided

ATTENTION ALL RENTERS! Know Your Rights By Attending the Coalition for Economic Survival Tenants' Rights Zoom Clinic

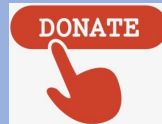
To sign up for the next Coalition for Economic Survival
Tenants' Rights Clinic via ZOOM
Request a Link by emailing:
HelpingLarenters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian speakers are provided.

One-On-One Assistance With an Attorney.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renters.
To request a link to register for any Clinic
email: HelpingLarenters@gmail.com.

Donate Now to the Coalition for Economic Survival



Donate to the Coalition for Economic Survival (CES)

Help Support the Coalition for Economic Survival. Donate Now!

One-Time

Monthly

\$10

\$25

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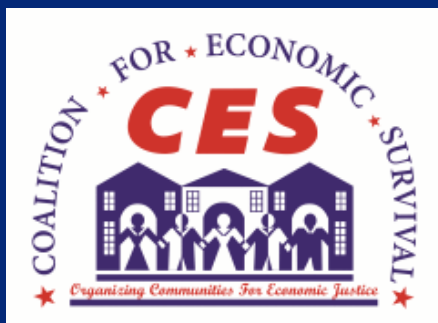
\$100

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\$ Other



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