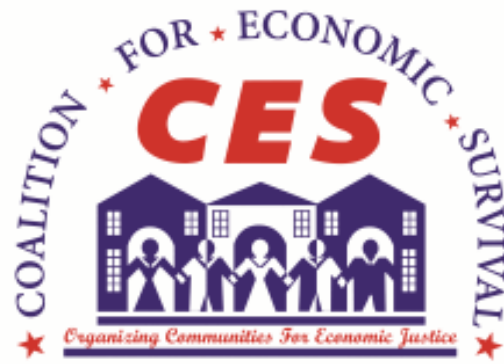


Barrington Plaza Tenants' Law-Suit
Receives Wide Media Coverage and
Increased Community & Financial Support



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

Los Angeles Times

Barrington Plaza Residents Sue Owners Over Alleged Misuse of State Law for Mass Evictions

By [CHARLOTTE KRAMON](#) - June 14, 2023

Robert Lawrence woke up on May 8 and found an eviction notice plastered on the door of the rent-stabilized apartment he has lived in since 2021.

"120 DAY NOTICE OF TERMINATION OF TENANCY," it said.

Owners of the Barrington Plaza said it would evict all residents in the 712-unit complex in West Los Angeles so that it could add fire sprinklers and safety upgrades following two significant [fires](#) in 10 years.

Lawrence and many of his neighbors in the complex jumped into organizing to stop what would be one of the largest evictions in the city in years.



Josette Rojas, a tenant at Barrington Plaza, looks through an eviction notice on May 15. (Jason Armond/Los Angeles Times)

On Monday, the Barrington Plaza Tenants Assn. sued the complex's owner, Douglas Emmett Inc., accusing the company of misusing a California law that allows landlords to evict tenants if they exit the rental market. Lawyers and advocates involved in the case warn that if the owners follow through with the eviction of over 500 tenants, landlords of other affordable

Barrington Plaza Tenants Sue Landlord to Stop Bogus Ellis Act Mass Evictions

Electronically FILED by Superior Court of California, County of Los Angeles 6/12/2023 12:00 AM David W. Slayton, Executive Officer/Clerk of Court, By E. Galicia, Deputy Clerk

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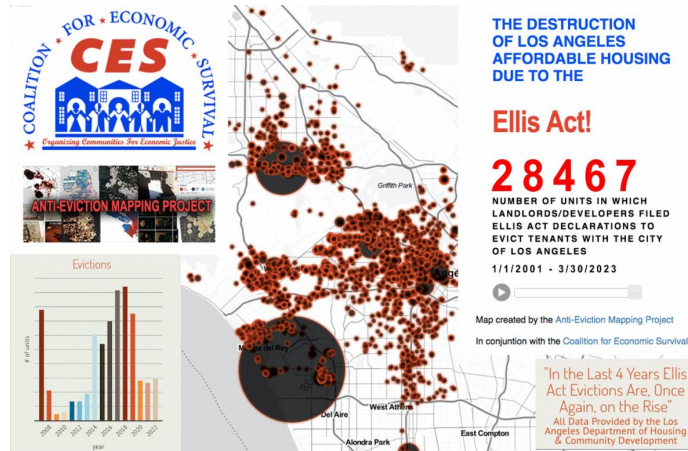
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
 9 FOR THE COUNTY OF LOS ANGELES, CENTRAL DISTRICT
 10 STANLEY MOSK COURTHOUSE

11 BARRINGTON PLAZA TENANT) CASE NO.: 23STCV13323
 12 ASSOCIATION,)
 13 Plaintiff,) COMPLAINT FOR DECLARATORY
 14 v.) AND INJUNCTIVE RELIEF
 15 DOUGLAS EMMETT, INC., a Maryland)
 16 corporation, BARRINGTON PACIFIC,)
 17 LLC, a California limited liability company,)
 18 and DOES 1 to 10,)
 Defendants.)

apartments may do the same — and have in the past.

“It’s a devastating joke for a lot of people who have managed to strike gold with being able to get an affordable home in Los Angeles,” said Nima Farahani, a lawyer representing the Barrington Plaza Tenants Assn.

The Ellis Act was created in 1985 to enable landlords to exit the rental business, often to convert apartments into condominiums. Landlords in Los Angeles have evicted tenants using the Ellis Act from over 28,000 units since 2001, according to data gathered from the city Housing Department by the Coalition for Economic Survival, a grassroots policy organization involved in the lawsuit.



Advocates have routinely accused landlords of abusing the act to transform older buildings — including rent-controlled units — into luxury apartments.

“They don’t need to make this many people homeless for an updating project,” Farahani said, noting the building has over 150 vacant units.

Eric Rose, a public relations representative for Douglas Emmett, said Barrington Plaza’s owner is unsure how it will use the apartments after renovations.

“To the extent that the units were brought back onto the rental market, the owner would follow all obligations relative to former tenants as provided in those state and local rules,” Rose said in an email to the L.A. Times.



The owner of Barrington Plaza on the Westside has initiated one of the largest mass evictions in L.A. in recent years. (Jason Armond / Los Angeles Times)

Landlords must compensate tenants if they rent out an apartment after two years of evicting residents with the Ellis Act, but their liability decreases with time.

Lawrence works in entertainment and described his fellow residents — including hairdressers, dog walkers, waiters and an Uber driver — as people who “work in service industries for our more affluent neighbors.”

Advocates like Larry Gross, executive director of the Coalition for Economic Survival, say that Douglas Emmett will likely reopen the units after renovation and jack up rents. Gross said this will open the “floodgates” for other landlords to

follow suit.

"If we do not prevail, this literally puts a bull's-eye on the back of every rent-controlled tenant in the city and state, who now will be vulnerable to landlords like this filing bogus Ellis evictions to get them out to raise rent," Gross said.

Gross notes that Douglas Emmett donated \$50,000 to fight Measure ULA, the so-called mansion tax, which voters ultimately passed and generates funding for affordable housing and homeless prevention.

In the coming weeks, Farahani said that lawyers plan to ask the court to stop all evictions until the lawsuit is resolved.

On the day of the eviction announcement, tenants found what Lawrence called the "iconic" Barrington Plaza sign painted over in black.

"It felt like we'd been erased," Lawrence said.

THE FACES OF THE EVICTORS

Jordan Kaplan & Dan Emmett head the corporate landlord entity, Douglas Emmett, Inc. These two men are responsible for trying to evict seniors, disabled, retirees, blue collar workers, students and many pets at the 712-unit Barrington Plaza Apartments in West LA. This is "Corporate Greed" at it worst. They must be stopped! If they are not, you may be next.



Support the Barrington Plaza Tenants

Barrington Plaza Tenants Law Suit Receives Wide Media Coverage



CBS-LA: [Barrington Plaza tenants file lawsuit amid mass eviction](#)

NBC-LA: [Barrington Plaza tenants sue landlord](#)

ABC-LA: [Barrington Plaza tenants facing eviction sue property owner](#)

KTLA: [Tenants fight eviction from Sawtelle apartment complex](#)

FOX 11: [Barrington Plaza tenants facing eviction sue property owner](#)

Telemundo 52: [Thousands of people are about to be left on the street](#)

City News Service: [Barrington Tenants Facing Eviction Sue Property Owner](#)

KNX Radio: [Tenants fight mass eviction at Barrington Plaza in West LA](#)

LA Daily News: [Tenants sue the owners of West LA apartment who are evicting them to make fixes](#)

Financial Support for Barrington Plaza Tenants' Law Suit Comes But, Money Funds Need to Sustain Legal Fight



A Big Thank You to the Many Financial Supporters of the Barrington Plaza Tenants Association's Law Suit

The Barrington Plaza Tenants Association has received wide financial support for its law suit filed by the tenants' rights [law firm of Campbell and Farahani](#), who are Ellis Act eviction defense experts.



The tenants are humbled and appreciative for all the support they have received, thus far.

Two top donations need to be singled out.

The first is the significant donation from the [AIDS Healthcare Foundation \(AHF\)](#) that made it possible for the tenants to retain legal representation. AHF truly stepped up and came to the aid of the tenants. For that, both Barrington Plaza tenants and CES want to give a big thank you and shout out to AHF.



AIDS HEALTHCARE
FOUNDATION

The other considerable contribution was provide by [California State Senator Ben Allen](#), who's 24th Senate District includes Barrington Plaza. The Senator has been a consistent strong supporter of tenants' rights. Thank you Senator Allen.



More Help And Support 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! That is why these tenants have CES' fully support and we urge they receive the support of every tenant and tenant organization in the city.

The law suit against this multi-million dollar corporation is likely to be 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 Renter Rights!



COALITION FOR ECONOMIC SURVIVAL

TENANTS' RIGHTS ZOOM CLINIC

**Every Saturday
at 10 a.m.**



To request a link to register,
email: HelpingLArenters@gmail.com

Serving Renters Throughout
Southern California & Beyond...

*Accommodations for Spanish &
Russian speakers are 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



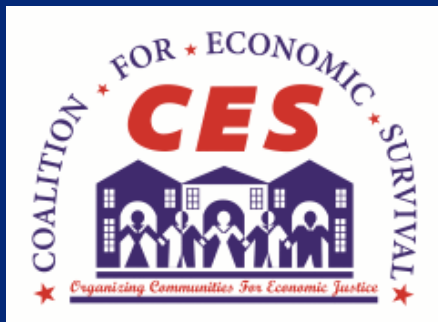
Donate to the Coalition for Economic Survival (CES)

Help Support the Coalition for Economic Survival. Donate Now!

One-Time		Monthly	
\$10	\$25	\$50	\$100
\$250	\$500	\$1,000	\$ Other

Coalition for Economic Survival (CES)
We're Hiring
Join Our Team!

Seeking Tenant Organizer - Click for More Info



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