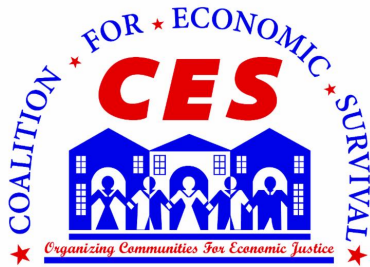
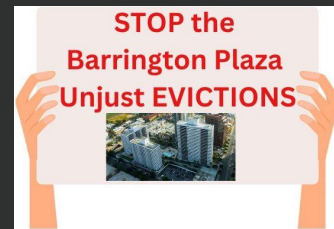


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Barrington Plaza Tenants File Law Suit to Stop Mass Evictions and Save Their Homes

LOS ANGELES - The [Barrington Plaza Tenants Association](#), represented by the [law firm of Campbell and Farahani](#) and supported by the citywide renter group [Coalition for Economic Survival](#), has filed a law suit in Los Angeles Superior Court to stop the mass evictions of tenants living at the 712-unit rent controlled affordable apartment complex in West Los Angeles.

The lawsuit ([attached](#)) seeks to stop the mass eviction of Barrington Plaza tenants based on a state law that allows landlords to evict if they plan to remove the units from the rental market. The suit claims Douglas Emmett Inc. is in violation of the state Ellis Act it is using as a basis to evict tenants.

The rent controlled buildings are owned by Douglas Emmett a multi-billion-dollar corporate landlord that is, in the tenants' opinion, illegally using the state Ellis Act to evict all the tenants. Passed in 1985, this California state law was created to allow mom-and-pop landlords to "go out of the rental business" and take the units off the rental market.

Douglas Emmett claims the evictions are necessary to install fire sprinklers in a complex with a history of dangerous fires. Tenants believe the company is improperly applying the law and that it can make the safety upgrades without permanently displacing them.

"They want to renovate it. And they clearly want to re-rent it, and that's not what the Ellis Act is about," said Larry Gross, executive director of the

Coalition for Economic Survival. Gross added, “Under the city’s Primary Renovation Ordinance Douglas Emmett can install fire sprinkles without evicting tenants. The ordinance allows landlords doing major renovations to temporarily relocate residents to comparable units until the work is done at which time tenants can move back to their units with a minor rent increase.”

“Number one, if you’re not going to rent out these properties any longer, not really sure why you need sprinklers,” said attorney Nima Farahani. “The second problem is, they’ve actually said that, in violation of the Ellis Act, they intend to go back into the rental market.”

The Ellis Act has been routinely used by developers to circumvent local eviction protections in order to oust low-income and working renters to convert the property into luxury hotels and condominiums. This has led to the removal of tens of thousands of rent-controlled units in Los Angeles, exacerbating the city’s affordable housing crisis and displacing from their communities. The relocation fees and services provided by the city do not begin to make up for the cost and catastrophic consequences of forcing tenants out of our rent-stabilized apartments.

Miki Goral, who has lived in a rent-controlled unit at Barrington Plaza for 34 years, says that having to leave would disrupt her life. “It’s a very convenient location for my work, for public transportation,” she said. “I don’t have a car, so I depend on public transportation.”

A majority of the building’s tenants are a mix of retirees, working-class and white-collar workers and students.

Lewis Fendell has lived at Barrington Plaza for 50 years. “I just had surgery, and I don’t want to move.”

Jacqui Fournier moved in to Barrington Plaza during the pandemic. She pays \$1,595 for a studio on the 10th floor. “We want to stay in our homes,” she said. “We cannot get, on the Westside, a comparable apartment at what we are paying now.”

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