

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

City of Los Angeles



Eric Garcetti, Mayor

*Los Angeles Housing Department  
1910 Sunset Blvd., Suite 300  
Los Angeles, CA 90026*

*Housing.lacity.org*

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

**Respond Within 10 Days**

August 8, 2023

John Kohan  
9200 Wilshire Blvd., #880W  
Beverly Hills, CA 90212

RE: LAHD Case Number: CE280986  
Tenant Name(s): Susan Nicholson  
Address: 6261 W OLYMPIC BLVD, #1 Los Angeles, CA 90048

Dear John Kohan:

Our records indicate that the above mentioned property has been determined to be subject to Rent Stabilization Ordinance (RSO). The Investigation and Enforcement Section of the Los Angeles Housing Department (LAHD),) has reviewed the complaint received regarding

- Reduction of Services

### **Definition of Housing Service**

The Los Angeles Municipal Code Section 151.02 defines Housing Services as services connected with the use or occupancy of a rental unit including, but not limited to utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance, including painting. This term shall also include the provision of elevator service, laundry facilities and privileges, common recreational area facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities.

**Rent Adjustment Commission Section 413.01** In evaluating the amount of rent reduction that may reasonably compensate the tenant for the loss of specific housing services, the Los Angeles Housing + Community Investment Department will consider the extent to which the reduction in housing services affects the tenants of a given rental unit, the rent paid by the tenant(s) for the unit, the relative significance of the reduced service in relation to the safety, health, convenience and comfort of the tenant(s), the prevailing market value of the housing service in question as a rental amenity, the extent to which the tenant(s) was led to rely upon the fact that the service would be provided and such other factors as are deemed to be relevant by the Los Angeles Housing + Community Investment Department.

Your tenant (Susan Nicholson) confirmed the remaining ten (10) sets of security bars were removed on May 8, 2023 at the property located at 6261 W. Olympic Blvd #1 Los Angeles, CA 90048. As such, you were informed the Rent Stabilization Ordinance (RSO) determined the removal of the bar constituted a reduction in housing service for removal of security. You were informed that you are to provide your tenant a rent reduction of \$12.00/month for the removal of each of the remaining ten sets of security bars.

In order to comply with the RSO, you must provide your tenant an initial rent credit in the amount of \$453.60 calculated as \$93.60 for the period of May 8, 2023 through May 31, 2023 (calculated as .39/day for 24 days x 10 sets + \$120.00 (for the period of June 1, 2023 – June 30, 2023 + \$120.00 (for the period of July 1, 2023 – July 31, 2023 + \$120.00 (for the period of August 1, 2023 – August 31, 2023). Additionally, you are to provide your tenant a Change of Terms Notice that advises their new base rent will be \$1041.00 effective September 1, 2023 (previous rent reduction decreased base rent to \$1161.00).

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Please be advised, you must provide a copy of tenant's rent ledger and/or check showing the tenant was issued the initial rent credit of \$453.60 as well as a copy of Change of Terms. The requested documents must be provided to the tenant as well as submitted to the RSO complaint. You may submit the information to: [lahd.rso.central@lacity.org](mailto:lahd.rso.central@lacity.org) denoted with the case# of CE280986.

**If you have any documents that may alter the findings of this letter please submit them within 10 days of receiving this letter or by August 18, 2023. Documents can be mailed, faxed or emailed to the Investigation and Enforcement Section at:**

**1910 Sunset Blvd Ste 300  
Los Angeles, CA 90026  
FAX: 213-808-8818 EMAIL: [lahd.rso.central@lacity.org](mailto:lahd.rso.central@lacity.org)**

For additional information, you may review the RSO on our website at [hcidla.org](http://hcidla.org).

I look forward to working with you to resolve this matter and request compliance within the time frame mentioned above. If you have any questions about this case, you may contact me (213) 663-4806 on Tuesdays and Thursdays from 10:00 AM – 12:00 Noon, or 2:00 PM – 4:00 PM; or you may leave a message at any time.

I look forward to working with you to resolve this matter and request compliance within the time frame mentioned above. If you have any questions about this case, you may contact me (213) 663-4806 on Tuesdays and Thursdays from 10:00 AM – 12:00 Noon, or 2:00 PM – 4:00 PM; or you may leave a message at any time.

Cordially,

*Cherilyn Davis*

CHERYLYN DAVIS, HOUSING INVESTIGATOR  
Investigation and Enforcement Section

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Tricia Keane, Executive Officer

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