



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

John A. Mirisch, Mayor

June 19, 2019

The Honorable Timothy Grayson
California State Assembly, 14th District
State Capitol, Room 4164
Sacramento, CA 95814

Re: AB 1481 (Grayson) Tenancy termination: just cause.
City of Beverly Hills – SUPPORT

Dear Assembly Member Grayson,

On behalf of the City of Beverly Hills, I am pleased to write to you in **SUPPORT** of your **AB 1481**. This bill would prohibit a landlord from terminating a lease or rental agreement without specifying just cause in the written notice provided to the tenant and require a landlord to provide a tenant with relocation assistance for a no-fault just cause termination of their rental agreement.

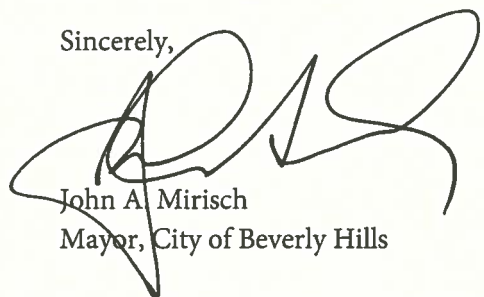
As you know, California is in the midst of a housing crisis that has seen the number of Californians who are homeless increase significantly. California's housing and homelessness crises are being driven in part by the lack of affordable housing in the state. This has created a financial incentive for unprincipled landlords to evict tenants from their homes so that they may place the property on the market at an increased rental cost. Evictions further compound the state's housing problems and contribute to persistent poverty and homelessness and given the breadth and depth of these problems it is necessary for the state to take concrete steps to help keep Californians in their homes.

The City of Beverly Hills has in place a local ordinance that provides renters with protections against arbitrary evictions. The City requires a landlord for any eviction that is not a "Just Cause" to provide their tenant with a relocation fee and prohibits the landlord from charging the subsequent tenant more for rent than what the evicted tenant was being charged at the time of their eviction. This provides tenants with additional assistance in finding new housing accommodations and protects them from unscrupulous landlords who might evict them to put their property on the market at an inflated rental cost.

AB 1481 would provide similar protections to renters across the state and will help Californians stay in their homes. For these reasons, the City of Beverly Hills is pleased to **SUPPORT** your **AB 1481**.

Thank you for authoring this important measure.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Mirisch', with a large, stylized flourish extending from the end.

John A. Mirisch
Mayor, City of Beverly Hills

cc: The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.