



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

July 25, 2018

The Honorable David Chiu
California State Assembly, 17th District
State Capitol, Room 4112
Sacramento, CA 95814

Re: AB 2343 (Chiu) Real property: possession: unlawful detainer.
City of Beverly Hills – SUPPORT

Dear Assembly Member Chiu,

On behalf of the City of Beverly Hills, I am pleased to write to you in **SUPPORT of your AB 2343 (Chiu)**. This bill will clarify that the three-day notice a landlord is required to provide a tenant prior to the commencement of eviction proceedings and the five days a defendant has to respond to a summons in an unlawful detainer action do not include weekends or judicial holidays.

As you know, California is in the middle of a housing crisis that has seen the number of Californians who have become homeless increase substantially. With the rising cost of housing, many Californians are unable to find affordable housing in the state. This has a particularly significant impact on individuals who have been evicted from their prior residence. Given the scope of the state's housing and homelessness crisis, concrete steps need to be taken to help people remain in their homes whenever possible.

This bill will provide these individuals with additional protections by clarifying that weekends and judicial holidays are not counted towards the required notice period prior to the start of an eviction proceeding. While **AB 2343 (Chiu)** as written does not provide the stronger protections contained in earlier versions of the bill, it will still give renters a better chance of resolving curable violations and assist tenants who are trying to stay in their homes.

For these reasons, the City of Beverly Hills is pleased to **SUPPORT your AB 2343 (Chiu)**. Thank you for authoring this important legislation.

Sincerely,



Julian A. Gold, M.D.

Mayor, City of Beverly Hills

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