



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

June 6, 2023

Via U.S. Mail and Email

Mark S. Adams, Esq.
President
California Receivership Group
3435 Ocean Park Blvd., Suite 107
Santa Monica, CA 90405
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RE: 3-Day Notices to Pay Rent or Quit

Dear Mr. Adams:

We were shocked and deeply disappointed to learn that Beachfront Properties issued 3-Day Notices to Pay Rent or Quit to the vulnerable tenant population of the Skid Row Housing Trust portfolio that is under the care of your receivership.

These notices violate tenant protection laws, including the recently passed Rental Eviction Restrictions Ordinance (Ordinance No. 187763). This ordinance, effective March 27, 2023, prohibits a landlord from evicting a residential tenant for defaults in payment of rent or other charges until "the amount due exceeds one month of fair market value" set by HUD. We are receiving information that notices were sent to tenants for charges as little as \$56.

It is simply not acceptable that a property management company retained by the receivership would make such a grave error, and on a such a wide magnitude. While we were told a follow up letter dated June 5 was sent to tenants, asking them to disregard the eviction notices, these eviction notices are nonetheless triggering to formerly unhoused tenants who rely on critical supportive services.

Mark S. Adams

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Within the next 48 hours, we expect a full and detailed explanation of the following:

- Who gave the authority to send out the eviction notices
- Who at CRG knew and authorized the eviction notices
- For each of the buildings in the portfolio, state the number of tenants per building who received these eviction notices
- For each of the buildings in the portfolio, state how and when the error of the 3 Day Notices was communicated to the tenants
- The receivership's protocol moving forward for the issuing of any eviction notices

We trust that you will provide a written explanation for the events that transpired given the representations you have made to us and the Court that no tenant would be evicted for failure to pay rent.

Sincerely,

/s/ Alia S. Haddad

Alia S. Haddad

Deputy City Attorney

ASH:gs