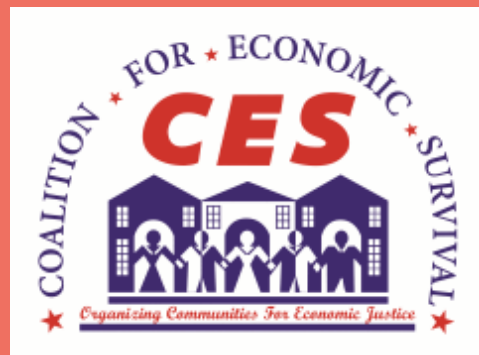




Tenants Receive Huge Rent Reductions

Major Victory for CES West Hollywood Tenant Association



On April 24, 2025, a tenant association organized by the [Coalition for Economic Survival \(CES\)](#), at 1301 Havenhurst Dr. won a significant rent reduction on a ruling by the West Hollywood Rent Stabilization Commission.

The decision was based on the landlord's maintenance neglect and the absence of a required on-site manager.



CES tenant leader Michael Russnow, a 35-year building resident, in his testimony, challenged a \$121 monthly rent reduction for outdated paint, carpeting, and linoleum, deemed insufficient by tenants facing diminished living conditions. Other tenants from the building also testified.

The Commission raised the linoleum rent reduction from \$18 to \$40, citing visible damage, and adjusted rent reductions for paint to \$84.50 and carpeting to \$117.50, totaling \$242 monthly, effective November 1, 2024.

In regards to the on-site resident manager issue, which state law requires for this 40-unit building, the Commission raised the rent reduction to \$85 per unit.

Eugene Maysky, CES West Hollywood Tenant Outreach Organizer who has been assisting these tenants, highlighted the building's historical role, noting it as the site where activists launched rent control efforts in the late 1970s, paving the way for West Hollywood's incorporation.



State Bills Needing Your Support



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Bill to Lower State Rent Increase Cap Advances



A bill, supported by the [Coalition for Economic Survival](#) and tenant group

allies, proposing stricter statewide rent caps and broader eviction restrictions cleared its first legislative hurdle.

A 7-5 vote in the Assembly Housing Committee on Thursday, April 24, moved AB 1157, authored by Assemblyman Ash Kalra, D-San Jose, forward. California's rent cap would be lowered from 5% plus inflation to 2% plus inflation, single-family homes and condos would lose their exemptions, and rent and eviction controls would be made permanent under this bill.

Sadly, two Democrats rejected the bill, mistakenly believing that increasing housing supply lowers rents. In short, their trickle-down Reaganomics approach has consistently failed to address the issue of providing affordable housing. It is a position held by developer supported YIMBY (Yes In My Back Yard) groups who have also opposed strong rent control efforts.

Assemblymembers Anamarie Ávila Fariás, D-Concord and Lori D. Wilson, D-Suisun City, voted no citing concerns about housing production.

Furthermore, Assemblywoman Buffy Wicks, D-Oakland, cautioned that AB 1157 might hinder housing development. Despite her vote to advance the bill, Wicks stressed the need for extensive consultation with stakeholders prior to enacting this major policy change.

AB 1157 now heads to the Assembly Judiciary Committee, where a hearing is set for Tuesday morning. We urge you to immediately contact Committee member ([click here for contact info](#)) to urge their 'Yes' vote.

Bill to Protect Social Security Recipients from Eviction if Payment Benefits are Held Up by Feds



A bill that would have temporarily halted rent increases in Los Angeles County for a year because of recent wildfires and storms has been amended to, instead, seek protections if Social Security benefits were lost or delayed as a result from attacks by the Trump administration.



Assemblyman Isaac Bryan

Assemblymember Isaac G. Bryan's bill, AB 246, has officially become the Social Security Tenant Protection Act of 2025. This bill prevents courts from issuing eviction notices for unpaid rent to individuals facing income loss due to a declared Social Security interruption.

The bill is sponsored by the [Coalition for Economic Survival](#) and the Housing is a Human Right.

This Act mandates the California Department of Finance to oversee Social Security payments, alerting the Joint Legislative Budget Committee and Judicial Council to any disruptions.

The Act also stipulates that rent demands served on tenants experiencing declared social security benefit payment interruptions must satisfy specific criteria and provide 3 days' notice. The notice must include an unsigned declaration of financial hardship related to social security, and inform the tenant that non-compliance won't lead to eviction if a signed declaration is given to the landlord as instructed.

A 3-day notice failing to satisfy the Act's requirements would be insufficient for eviction proceedings or ending a tenancy.



COALITION FOR ECONOMIC SURVIVAL

TENANTS' RIGHTS ZOOM CLINIC



EVERY SATURDAY - 10 AM

REQUEST REGISTRATION LINK AT
HelpingLArenters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish & Russian speakers are provided.

ATTENTION ALL RENTERS! ***Know Your Rights By Attending the*** **Coalition for Economic Survival** **Tenants' Rights Zoom Clinic**

To sign up for the next Coalition for Economic Survival
Tenants' Rights Clinic via ZOOM
Request a Link by emailing:
HelpingLArenters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian speakers are provided.

One-On-One Assistance With an Attorney.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renters.
To request a link to register for any Clinic
email: HelpingLArenters@gmail.com.

[TO EMAIL REQUESTING A REGISTRATION LINK > CLICK HERE](#)

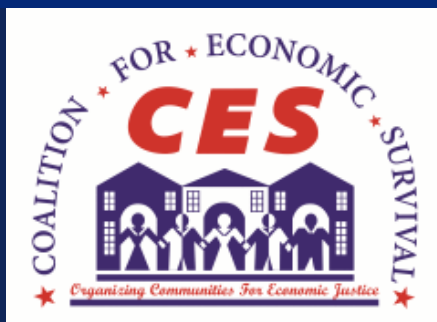
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Coalition for Economic Survival

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