

**Sent:** Tuesday, November 20, 2018 1:49 PM

**To:** Adrienne Tarazon <[atarazon@beverlyhills.org](mailto:atarazon@beverlyhills.org)>

**Subject:** No Cause Eviction Ordinance- this evening meeting

Good after noon,

My name is Naghmeh Makhani. My husband, Stephen Copen was under verbal attack of few tenants on October 18 meeting for a long time. We had no representation in that meeting.

Unfortunately, neither my husband nor I would be able to be at the meeting of tonight. We both work. He is and MD and I am a Nurse Practitioner.

Attaced, please find a letter addressing the board. I was told that you are the assistant to Mayer Dr. Gold and you sort the mails to be read at the Council meeting. It is very important for the Council to know the whole truth about these tenants and the importance of "no cause eviction". Removing it is a big injustice to the landlords.

Please fell free to call me if you have any question.

Sincerely

Naghmeh



November 12, 2018

City Council of Beverly Hills,

In advance, I want to thank you for paying attention to this letter. My name is Naghmeh Makhani and I believe in justice, fairness, and truth.

At the meeting of October 18, you listened to the accusations against my husband, Dr. Stephen Copen.

At the mentioned meeting, my husband had no representation while he and his actions were under attack. This council made a rush decision without knowing all the facts.

I spoke in front of this council before. I informed you about some unfortunate cases that we used "no cause eviction" to get rid of the unsuitable tenants. That day, for the sake of privacy, I did not use any names. But after I watched the dog and pony show of October 18, orchestrated by Mr. Mark Elliott, I had to speak up and clean the air.

I wonder if you ever managed a building and deal with bad tenants or if not, worked with unsuitable workers.

Soon after the rent control ordinance came to affect, Mrs. Cary Anderson started to make a vague complain of her shower. We sent the maintenance crew multiple times to fix the problem. Her complains continued, so we asked a respectable plumbing company to check the shower. Each and every one of them could not be able to find any wrong.

Multiple times I asked Mrs. Anderson to call me before, so I could be there right after she was taking a shower and experience her claim. But she continued to complain and never invited me to check her claim.

After we exhausted all available services to address her issue, we got an email form her stating that she wanted it to be ON THE RECORD that she still experienced the problem!

We used no cause eviction and paid her a lump sum of money to leave. That apartment was rented two times since and no tenant claimed any problem with their residence.

Mrs. Anderson's name was brought up in the meeting of October 18, as an example that we used no cause eviction to increase the rent. She was simply a difficult tenant.

Mr. Berke, friend of Mrs. Anderson and tenant of the same building, was also complaining about his no cause eviction:

Mr. David Berke, ESQ kept a very untidy front yard. In addition to the planted vegetation, there was multiple plant pots, at least two adult size benches and a table, gnomes and other decorations, and a BBQ in the front of the building. Minimal space left to walk to the building and to the apartment's front door. In case of emergency it would be impossible for Emergency Personnel to reach the building. It was unsafe and a big liability for us. The fenced front yard was not unavailable for us to maintain or other tenants to use as his big barking dog was roaming.

Mr. Berke did not pay attention to my multiple verbal warnings of cleaning the yard.

I called the city of Beverly Hills and asked to make Mr. Berke cleaning the front yard. The personnel of this city told me that they have no authority in this situation and suggested me to evict him. After I explained his life style, she transferred me to the city tax department. They knew him by his name and I was told that he had not paid his city tax as a lawyer for two years.

Few weeks after your rent control ordinance started, Mr. David Berke mocked my husband, telling him that he considered himself as the owner of the building and my husband and I were just paying the mortgage!

In his blog, Mr. Berke claimed that he saved more than \$60,000 a year just on the office rent. In addition, he received a good sum of money as relocation fee from my family. But at this Council he claimed because of his financial situation, he slept in his car and his children on other people's coach.

Soon after Mr. Berke received a notice of eviction, a group named Renters Alliance posted flyers to every apartment that we own, encouraging the tenants to complain against us and report any necessary repair to them and the city.

In their website they encourage their readers to leave a bad review on my husband's medical business Yelp review and they provided a link. My husband is a victim of retaliation. My husband is a nice, caring, and a respectable physician of this community.

The other couple, Mr. Maurice Neiman and Ms. Carly Sternberg, who were crying wolf at the city council that day, claimed that my husband is a slumlord.

That is a very harsh word describing my husband who spends thousands of dollars every month for the buildings. A crew of workers help us to keep up these century old buildings. They always being paid on time and Gary that they specifically named, helps us for at least 20 years. Does anybody work for 20 years if he does not get paid fairly and timely?

Mr. Neiman claimed that he owns multiple properties in this city. I wonder why he and his fiancé reject the re-location fee and still would like to live in an apartment which they

claimed is not by the code, not being repaired, dangerous to live, and run by a slumlord. I leave the answer to your judgments.

Mr. Neiman asked my husband to be the apartment manager. He claimed that he could manage our buildings better and add 30% to our apartment income! We have a sense of loyalty to our apartment manager who works for us for more than 20 years and knows her responsibilities.

This couple falsely accused my husband of using no cause eviction for them to increase the rent. They moved in two and a half a year ago, so clearly rent was not the issue. In the very same building, there are tenants who have leaved for decades. Their apartments are under-rented and multiple times they failed to pay the rent for couple of months. But they are nice and respectful tenants and my husband works with their financial situation.

Mrs. Bossie, we rented two apartments to a mother and daughter, based on the nice recommendation you wrote. (Her name was not brought up publically, so I keep her privacy). They have not paid their rent for 80 days. Not paying the rent is illegal. They are under eviction.

My husband always has had a good relationship with our tenants. In many occasions he bent backward to accommodate our tenants. My husband's family own and manage apartment buildings in this City for decades. They had never had any problem with a tenant or the city until this Council created a community of hatred against the landlord.

It is very upsetting to listen to this council calling the ordinance "the Copen Ordinance". We were nice and even paid money to these trouble maker tenants to leave.

My husband's legacy and my children's last name was shattered at this Council based on not factual claims.

No cause eviction is a CLEAN way to excuse a not suitable tenant. Removing it is injustice to the landlords of this city who pay their property and city taxes.

In addition, Mr. Mirish, I was not able to understand your sarcastic remark about edelweiss bonbon! But I can assure you that my husband is one of the most hard working physicians of this town. He doesn't have time to stay home, eat bonbons, and watch TV.

Again, thank you for your time and attention.

Sincerely

Naghmeh Makhani