

# TENANT ASSOCIATIONS

AND WHY YOU SHOULD FORM ONE WITH YOUR NEIGHBORS



# 3 OBJECTIVES

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1. WHAT IS AN ASSOCIATION OF TENANTS.
2. HOW AN ASSOCIATION CAN BENEFIT YOU.
3. THE FIRST STEPS TO FORMING AN ASSOCIATION.

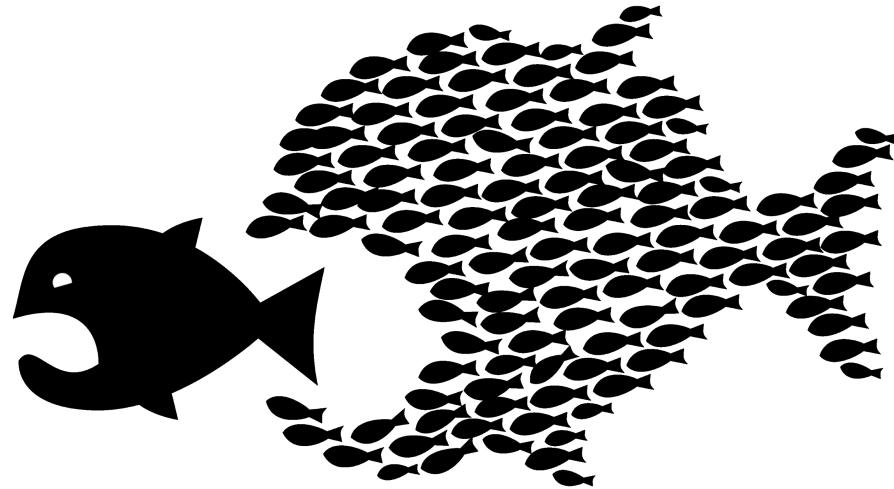
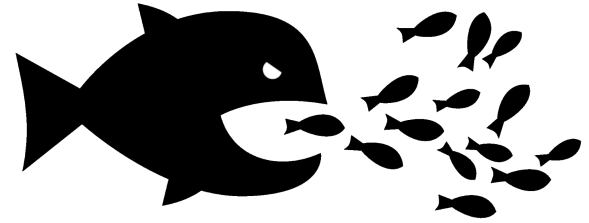


What is a tenant association?

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A tenant association is a group of tenants who live in the same building or housing complex who decide to join forces to advocate for themselves, especially when it comes to negotiating with landlords or management.

*-Los Angeles Tenants Union*



# WHO CAN BENEFIT FROM AN ASSOCIATION?

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Everyone



HOW DO ASSOCIATIONS HELP US?

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# Power in Numbers: HILLSIDE VILLA

- MEET YOUR NEIGHBORS
- STRENGTHEN YOUR COMMUNITY
- COLLECTIVE NEGOTIATION
- PUBLIC PRESSURE



# We Won: MARIACHIS

- RENT STRIKE
- 80% INCREASE  
IN RENT TO 14%  
INCREASE IN  
RENT
- PROTECTION  
AGAINST  
RETALIATION
- PUBLIC  
PRESSURE





# LAWYERS ARE NOT ALWAYS THE ANSWER!

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Lawyers can offer:

- ★ HOW TO FIGHT WITHIN THE WALLS OF THE LAW.
- ★ LEGAL STRATEGIES FOR THE COURTS.

But they can't:

- GROW PEOPLE POWER
- HELP WHEN THERE ISN'T A LEGAL SOLUTION

# ¿CUALES PROBLEMAS TIENEN EN SUS VIVIENDAS?

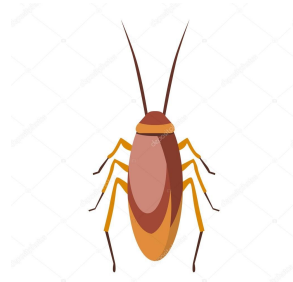


EXHIBIT 1  
**LANDLORD ESTOPPEL CERTIFICATE**

TO: Melton United National Bank  
Commercial Loan Division  
1111 Brickell Avenue, 30<sup>th</sup> Floor  
Miami, Florida 33131-3729

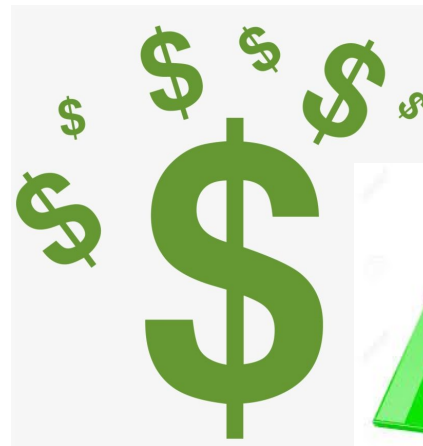
RE: Amended and Restated Land Lease, Northport Parcel dated October 26, 1993 (the "Lease") by and between Broward County, a political subdivision of the State of Florida ("Landlord"), and Portwest Yachting Center, LLC, a Florida limited liability company ("Tenant").

The undersigned, as Landlord under the Lease, hereby certifies to Melton United National Bank ("Lender") as follows:

1. That the Lease is in full force and effect as of the date hereinafter entered, that all conditions for effectiveness of this Lease are satisfied, and the Lease has not been modified or amended.
2. That to the best of Landlord's knowledge, Tenant is not in default of any term or condition of the Lease except as follows:
  - a. Any matter which may be raised by Broward County in the case styled *Portwest Yachting Center, LLC v. Broward County*, et. al., Case No. 09-0510128.
  - b. Pursuant to Section 3.03 of the *Easement and Operating Agreement* entered into among Broward County, Port Everglades and Northport Venture Associates, Inc., dated May 1989 (the "*Easement Agreement*") Tenant is responsible for the following encroachments which presently exist on the property which is the subject of the Lease:
    - (i) the construction of improvements encroaching approximately 24 feet 10 inches into a portion of the 52 foot wide ingress egress utility easement area as described on O.R. Book 16475, page 404.
    - (ii) the construction of approximately 49 parking spaces encroaching into the utility and drainage easement as described on O.R. Book 16475, page 405.
    - (iii) the construction of a building over the RP & L easement to common area as described in C.R. Book 16475, page 406.

Landlord specifically reserves all of its rights and remedies pursuant to the Lease and the *Easement Agreement* with regard to the matters listed above. Nothing contained in this Certificate shall be deemed as a waiver of any rights or remedies of the Landlord pursuant to the terms of the Lease and Section 7.08 of the *Easement Agreement*.

3. The person executing this Estoppel Certificate on behalf of Landlord is duly authorized to execute same.
4. This estoppel certificate is to be relied upon by Lender to extend financing to Tenant.



HOW CAN I FORM AN ASSOCIATION?

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# MANUAL PARA ASOCIACIONES

**De Inquilinxs**

PRODUCIDO POR





## 5 SUGGESTIONS :

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1. It is important to note that the steps to form a tenant association are intended to facilitate a collective process.



## 2. This is YOUR tenant association.



3 When forming the association, establish basic community agreements.





4. Integrate the life of the association with the social life of the building, complex or block.



5. Experience has shown time and again that the tenant association is only as strong as its involvement in LATU.



# UCLA Tenants Union

## What is a TU? Why do it?

A tenants union would consolidate and represent the interests of renters from all University of California System owned family housing, especially during key housing decisions.

UC Students and their families live in some of the most expensive places in the world – it's time for us to have more power and representation on the other side of the table. Now more than ever, we need to strengthen our voice.

## What does the TU want?

- Cancel rent during pandemic
- Rent to be <30% of student income
- No pushing payment plan
- Universal contract renewal, independent of student status
- No holds placed on records or services due to delinquency
- No academic hold clause
- No yearly rent increases

## What is a rent strike?

A rent strike is an action taken by any number of tenants with the same landlord to not pay rent. In most cases of strikes, tenants take their rent payment and hold it in a separate account rather than disbursing it to the landlord or otherwise spending it.

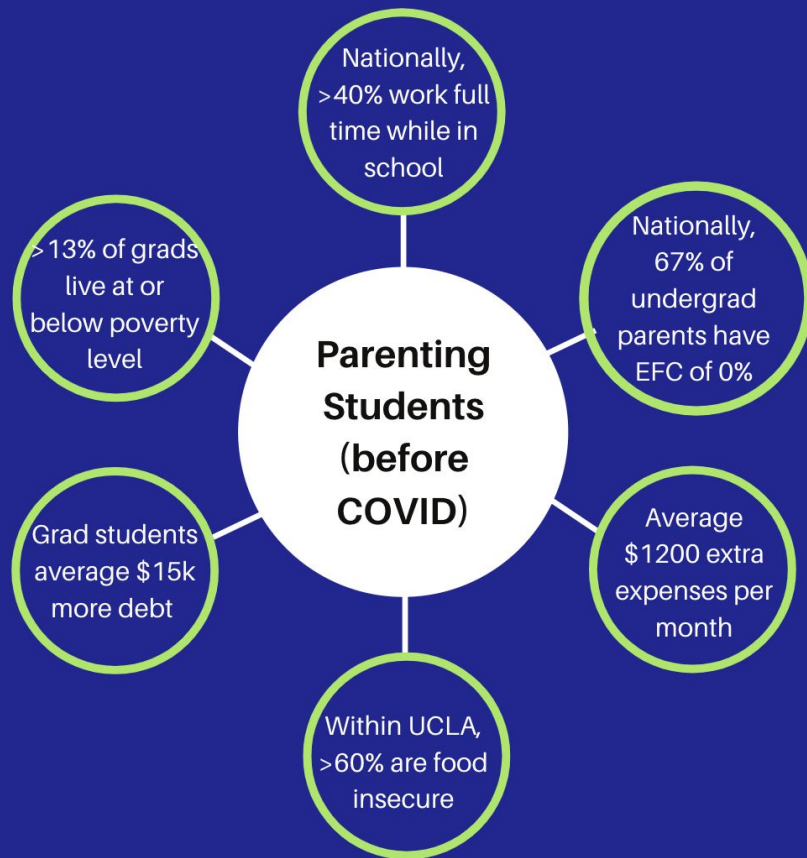
This action is generally taken to pressure landlords to respond meaningfully to urgent needs (like rent pricing, maintenance needs, etc.).

# Why should we strike?

Before COVID, many UV residents qualify as being “severely rent burdened”

Of over 400 respondents, over 30% of UCLA residents faced financial hardship due to COVID.

Students who are parents, first gen, international, and other minoritized statuses face additional hardship during the pandemic.





# Next Steps

## Step 1

### Connect with TU

UCLA Tenants Union:

[cancelrentucla@gmail.com](mailto:cancelrentucla@gmail.com)

Text “uclatu” to 81010 to join  
our Remind group

## Step 2

### Call to Action

Join the rent strike.

In a survey with just 50  
residents responding, we  
found they were  
with-holding over  
**\$560,000.**

## Step 3

### Spread the word!

We need to gain  
momentum to ensure the  
success of this strike.  
Please share with a  
friend!