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17 (*Additional Counsel on Following Page*)

18 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

19 **COUNTY OF LOS ANGELES**

20 APARTMENT ASSOCIATION OF LOS  
ANGELES COUNTY, INC. (DBA  
21 APARTMENT ASSOCIATION OF  
GREATER LOS ANGELES),

22  
23 Petitioner,

24 vs.

25 CITY OF LOS ANGELES; COUNCIL OF  
THE CITY OF LOS ANGELES AND  
26 DOES 1 TO 100, INCLUSIVE;

27 Respondents.  
28

**Case No. 23STCP00720**

Assigned For All Purposes To:  
Honorable Mitchell L. Beckloff  
Department 86

**DECLARATION OF SILVIA  
ANGUIANO IN SUPPORT OF  
INTERVENORS' OPPOSITION TO  
OPENING BRIEF**

Date: November 8, 2023  
Time: 9:30 a.m.  
Dept: 86

Complaint Filed: March 3, 2023

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*Attorneys for Intervenors*  
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INNER CITY STRUGGLE

**DECLARATION OF SILVIA ANGUIANO**

I, SILVIA ANGUIANO, declare that I have personal knowledge of the facts stated in this declaration, and if called as a witness, I could testify competently as follows:

1. I am over 18 years of age.

2. I live with my 17-year-old son in the North Hills neighborhood of Los Angeles, California. We live in an apartment with one bedroom, and have lived there for approximately four years.

3. My monthly rent is \$940.

4. On September 1, 2023, my landlord gave me a notice saying that he would be increasing my rent by \$141 per month, to \$1,081 per month. That is an increase of 15 percent of my current rent.

5. I cannot afford to pay that much in rent. I rely on social security for income to support myself and my son, along with picking up part-time work when I can. This barely covers our current expenses each month, and I do not have any other consistent sources of income. I might be able to stretch that money to cover a slight increase in rent, but there is no way I can afford so much more monthly.

6. I do not want to move. My son and I feel connected to the community in our building, as I have come to feel like we have a real and meaningful relationship with the other tenants. However, when my rent increases beyond what I can pay, I will likely be forced to move.

7. My landlord has not offered me any relocation assistance to help me move.

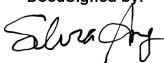
8. I need relocation assistance because moving is very expensive. Any apartment will ask for at least the first month's rent along with a deposit, and possibly an additional month's rent or last month's rent on top of that. That doesn't even account for the expenses involved with physically moving from one apartment to another. I have no savings that could help me cover these costs.

9. I am very worried that I will not be able to find another affordable apartment before we are forced out of our current home.

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I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date below, in the city of Los Angeles, California.

DATED: 10/5/2023 | 8:13 PM PDT

DocuSigned by:  
  
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SILVIA ANGUIANO

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**PROOF OF SERVICE**

I, the undersigned, declare:

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is 1900 Avenue of the Stars, Suite 1400, Los Angeles, California 90067-6029.

On October 9, 2023, I served the foregoing document(s) described as follows:

**DECLARATION OF SILVIA ANGUIANO IN SUPPORT OF INTERVENORS’  
OPPOSITION TO OPENING BRIEF**

on the interested parties in this action by placing true copies thereof enclosed in sealed envelopes addressed as stated on the attached service list, as follows:

SEE ATTACHED SERVICE LIST

- BY MAIL: I am “readily familiar” with the firm’s practice of collection and processing correspondence for mailing. Under that practice, it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Los Angeles, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.
- BY PERSONAL SERVICE:  
I caused to be delivered such envelope by hand to the offices of the addressee.
- BY FEDERAL EXPRESS OR OVERNIGHT COURIER
- BY ELECTRONIC MAIL  
I caused said documents to be prepared in portable document format (PDF) for e-mailing and uploading the document listed above to the Court’s Electronic Filing Service Provider (First Legal <https://www.firstlegal.com/or> One Legal <https://www.onelegal.com/>) for e-service to the email address(es) set forth on the attached service list. To my knowledge, the e-service was reported as complete and without error. See Cal. R. Ct. R. 2.251 and CCP § 1010.6.

Executed on October 9, 2023, Los Angeles, California.

(State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

\_\_\_\_\_  
Ellie Dupler  
Typed Name

\_\_\_\_\_  
*/s/ Ellie Dupler*  
Signature

**SERVICE LIST**

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