

Dear James Peter Knapp, Austin Herlihy, and Chris Parker,

Because of your unwillingness to meet our reasonable demands, and your company's continued attempts to displace our community at 215 Bath street, **we have decided to begin a rent strike.**

Our grievances, numerous and persistently unmet, have led us to organize our community into a Tenants' Association and to look for solutions to the many ongoing problems you have caused on the property. Your unresponsiveness and intransigence regarding our persistent, reasonable requests have forced us to take this unusual step.

We, as a group, have paid all the rent demanded despite months of disruption from construction, removal of amenities and threats of evictions. California law sanctions the withholding of rent when a landlord fails to meet baseline conditions of a tenancy.

Our association and its members are united in this: we would like nothing more than to return to a state where all concerned continually meet our obligations, but **you continue to fail to uphold your end of the bargain.** For these reasons, we will collectively withhold our rent payments until our reasonable and legally-supported list of demands has been met. We do not take this lightly, but we have repeatedly asked you to address or tried to negotiate every one of these demands. Nothing we ask is in any way out of the ordinary for a residential property of this type.

Attached is our reasoning for this decision and our demands, decided collectively and endorsed by all members. There are no "good" or "bad" tenants among us; we are the diverse working class of Santa Barbara and take this action united and committed to ourselves and the City.

Sincerely,

The 215 Bath Tenant Association.

DECLARATION OF RENT STRIKE

Whereas we have negotiated in good faith and made our demands clear:

Whereas our demands have been consistent, reasonable and lawful;

Whereas we have paid all rent demanded in full through months of disruption;

Whereas you committed in writing to reduce rent in the event of utility outages;

Whereas you continue to dismiss accountability for your actions;

Whereas taking a stand could save our neighbors across the city from similar treatment;

Whereas we are united and in full agreement:

The 215 Bath Tenant Association:

Emphasizing that our good faith attempts to establish a normal rental relationship with you have failed.

Reminding the Santa Barbara community that your actions have been well documented in the Santa Barbara Independent (See [Here](#), [Here](#), and [Here](#))

Reiterating your written acknowledgement that “the work necessary to complete the substantial renovations can be done while you remain a tenant in the property.”

Highlighting that this admission came after you had already displaced dozens of our friends and neighbors to further your goal.

Making clear that you have never apologized for your attempts to remove us from the property, and instead provided take-it or leave-it offers which increased our rent to the legal maximum.

Recognizing that you continue to seek to displace us from our homes during a well recognized affordable housing crisis.

Rejecting your claim in criminal court that your actions no longer have victims.

Recognizing that your victims include the numerous families who have already been displaced by your actions.

Recognizing that all residents at risk of receiving notices, threats of eviction, or harassment are victims.

Recognizing that you offered one of us an agreement and then refused to sign it and now continue to seek their eviction.

Acknowledging the increased construction and disruptions you have subjected us to, seven days a week, sometimes for over 12 hours a day without pause.

Acknowledging that, in the last three months alone, there have been at least 15 utility outages on the property.

Recalling that you stated that extensive construction work was necessary to make the building safe for tenants, and to prevent risk of fire.

Realizing that you carried out multiple rounds of unpermitted work, without following proper protocols, resulting in tags being placed on the building.

Shocked that your electrical work exploded in the middle of the night, produced a visible arc of electricity, and caused 14 days of outages for the entirety of Building C.

Horried that this electrical calamity occurred over the Christmas holiday, on the cusp of the outbreaks of fires in Ventura and Los Angeles County.

Fearing that the effects and risks of your rushed work, revealed in the power failures in Building C, could exist throughout the entire property, even after your 'remodel'.

Noting that all residents in Building C were offered hotels while the electricity was remedied, and were then allowed to return to their original units; contrary to your insistence that some of our neighbors must vacate entirely to allow for work to be completed.

Noting that tenants elsewhere on the property have been notified of at least fifteen utility outages in only the last few months.

Supporting our neighbor who was forced to seek a restraining order against one of your employees for behavior that you condoned and promoted, who verbally assaulted and destroyed her property.

Standing united in the face of anticipated retaliation against our protected right to collectively organize.

Thanking each other for always uplifting and caring for one another.

Realizing that without each other, you would have likely succeeded in removing us from the property and destroying our community.

Emphasizing that your plans for the building are incompatible with maintaining housing for the diverse, working class families of Santa Barbara.

1. **Realize** that this drastic step is taken for the protection of our neighbors, home, and the Santa Barbara Community from profiteers like you.
2. **Realize** that if you are not stopped, you will only inspire copycats to take advantage of our city's unregulated housing market to price gouge and harm the community.
3. **Announce** the following list of demands:
 - Dismiss all unlawful detainer complaints filed against us.
 - Cease all attempts to dodge accountability for your actions.
 - Perform all electrical work required to bring the property up to code
 - Remove and proactively address all fire hazards that remain on the property
 - Restore all previously offered services, such as access to a laundry room, the right to have patio furniture, and parking spaces.
 - Cease all disparate treatment between tenants and ensure equal rights to amenities and services for all tenants.
 - Assign an On-Site Manager who is authorized to manage current repair needs including, but not limited to:
 - Repair of stair railing
 - Removal of piles of construction debris on property and parking lot
 - Safety and security of the property
 - Timely responding to tenants long-standing habitability complaints, which you have either ignored or deemed unnecessary.
 - Post and honor reasonable work hours for on-site construction, and provide proper mitigation for hazardous construction work.
 - Share a true timeline for any construction work going forward and explain what work remains for the property in order to halt any more unexpected or unreasonable utility outages.

4. **Ask** that tenants, concerned community members, and the City of Santa Barbara take action to support our demands.
5. **Announce**, beginning on February 1st, 2025, all members of the 215 Bath Tenant Association WILL NOT PAY ANY RENT until reasonable effort has been made to address our demands.

Signed,

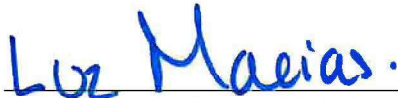
THE 215 BATH TENANT ASSOCIATION



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Iliana Coleman (Jan 27, 2025 11:40 PST)

ILIANA COLEMAN,
NURSE



NOEL CORVERA,
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LISA HAWORTH,
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CORINA SVACINA,
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