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May 14, 2026

Controller Kenneth Mejia Creates “Top 100 Problem Rental Properties” Dashboard

Controller’s Dashboard Centralizes Over 10 Years’ Worth of Housing Complaint and Violation Data Into a Single Database

LOS ANGELES – City Controller Kenneth Mejia today unveiled his office’s latest data dashboard, “[Top 100 Problem Rental Properties](#)”. The dashboard includes a search tool for all City of LA residential addresses with reported housing violation cases, a list of the top 100 addresses with the most housing violation cases, and an interactive map. The data covers the period from December 2013 through November 2025.

Additional information shown in the dashboard includes number of RSO and JCO violation cases, types of RSO and JCO violation cases, number of code violations cited, number of code violations cleared, and property ownership.

Visit the dashboard:
[prp.lacontroller.app](#)

The Controller’s Office built its Top 100 Problem Rental Properties dashboard by compiling data from different sources, including from the Los Angeles Housing Department, Los Angeles City Planning, and the LA County Assessor’s Office.

When property ownership was listed under an LLC or business name rather than a person’s name, the Controller’s Office reviewed public records to trace the business entity back to the person whenever possible.

Controller Mejia stated, “This project comes at a time when tenants are reporting harassment and illegal evictions violating the City’s Rent Stabilization Ordinance, Just Cause for Eviction Ordinance and Tenant Anti-Harassment Ordinance, but very few of the complaints end up leading to strong enforcement or real accountability.

“There has never before been an uncomplicated way for anyone to look up years’ worth of violations by address. Our new dashboard is an easy-to-understand public tool that we hope will help renters and organizers document patterns of harm, as well as put pressure on both landlords and the City to act. Everyone deserves safe, stable, and dignified housing.”

Key Findings:

- Top 3 addresses:

- **#1: 636 1/2 N HILL PL**
 - 192 housing violation cases
 - Ownership: Thomas Botz (2000-current)
- **#2: 11700 W WILSHIRE BLVD**
 - 166 housing violation cases
 - Ownership: Jordan L. Kaplan (2001-current)
- **#3: 6650 W FOREST LAWN DR**
 - 113 housing violation cases
 - Ownership: Jerry Speyer, Rob Speyer, Mark Walsh & R. Scot Sellers (2007-2013); Benjamin W. Shall (2013-current)
- Top types of housing violation cases:
 - **Illegal Eviction:** 55,018 cases cited
 - **Illegal Rent Increase:** 37,876 cases cited
 - **Reduction of Services:** 32,015 cases cited
 - **Harassment:** 24,179 cases cited