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L.A. CITY ATTORNEY ROCKY DELGADILLO SECURES JURY CONVICTION AGAINST PICO- UNION AREA SLUMLORD

LOS ANGELES – Los Angeles City Attorney Rocky Delgadillo, the City's chief prosecutor, today announced his Office has secured a multiple-count criminal conviction of a notorious Pico-Union apartment owner for allowing her building to fall into disrepair in an effort to force out tenants.

Monica Hujazi, who owns numerous residential rental properties throughout Los Angeles, was convicted on 39 violations of Fire, Building and Health Code violations following a week-long trial. Hujazi now faces sentencing on July 17, 2008 before Judge David W. Stuart.

Charges against Hujazi stem from inspections conducted between June and August 2007 at a fully occupied apartment building owned by Hujazi and located at 621 S. Union Avenue. Inspectors from the Inter Agency Taskforce, comprised of members of the Office of the City Attorney, Los Angeles Housing Department and the Los Angeles Fire Department found several violations, including deteriorated and defective plumbing, defective electrical wiring, unabated mold problems, inoperable elevators, damaged windows and vermin and insect infestation.

"In the City of Los Angeles, we have zero tolerance for slumlords," said City Attorney Delgadillo. "Anyone engaging such conduct will be prosecuted to the fullest extent of the law."

Results of the investigations were forwarded to City Attorney Delgadillo's Safe Neighborhoods Division, Housing Enforcement Unit for prosecution by Deputy City Attorney Michael F. Duran.

The Inner City Law Center has also filed a civil action – which is currently pending – on behalf of the tenants, who have been forced to endure the building's poor conditions.

Hujazi was previously convicted by the City Attorney in 2004 for similar violations at her property at 1168 Bellevue.