

**From:** [Jason Pool](#)  
**To:** [ADMcomment](#)  
**Subject:** comment to MCR proposed changes to 4.201  
**Date:** Tuesday, August 16, 2022 4:23:27 PM

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To whom it may concern,

As a mom and pop landlord we are very concerned about proposed changes that would greatly impact our means of living. We desire to, and always have, worked to keep our properties in good condition and affordable. We work very closely and emphatically with tenants who experience difficulties.

But we cannot and **SHOULD NOT** be asked to stand by as government dictates/implements more and more stall tactics that absolutely will be exploited by individuals and groups who see all landlords as rich billionaires who shouldn't be allowed to profit from their **PRIVATELY** owned properties. It's not fair. Covid practically killed off small landlords. Housing is not "free". We have to pay to buy it, pay to maintain it, pay property taxes and income taxes. We are not a straight up charity. If the government wants to provide housing that people can stay in for months free then that's great. But we can't afford someone using loopholes and delays to stay in our properties rent free for several months or more. If these proposed changes occur it will slowly drive small landlords to get out and sell off rentals. Bigger players will likely take over, resulting in less desirable units in many cases and large corporations that operate solely on the need for profit and shareholder sentiment. Rents and deposits will be driven upwards in anticipation of abuses of time frames from tenants.

Everything we have we worked for. No one gave us anything. Something is wrong when public government wants to give private property away a day or days or months at a time.. in the name of covid and myriad of other sentiments. If they really care, create more vouchers for those who are sincerely in need, and not for those who are radical and just want to demonize landlords while getting a free ride and posting their misguided thoughts on social media. Please do not keep the current covid style delays long term or heaven forbid add more delays to the court system.

Respectfully,

J. Pool  
Optimum Properties LLC