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Comment:

As a property manager and owner of rental homes, we are always working hard to keep the tenants with a roof. The change you are proposing is only going to make bad tenants worse, give more entitlement empowerments to a group of people who already know how to manipulate the system, and cause a domino effect of other serious problems, which will lead to selling homes to home owners, thus less rentals availability, tighten the requirements of new tenants for multi units which means higher rents and disqualifying many people in the process. Increasing Section 8 and more burden on the State.

the current Landlord and Tenant laws are already skewed more in favor of the tenant. Screwing the Landlord who is taking the risk by putting their names on loans, hiring Maintenance people to keep the property in good livable condition. Repairing the wear and tear tenants are creating. Landlords are already creating jobs, taking risks and feeding many people with the risks they take. These changes are only going to make bad people worse. Increase entitlements and for sure create a bad housing environment for our beloved State.

Please think of the big picture. Users of the system will continue to get stronger and manipulate it further, and the hard-working people will recreate themselves and continue to work hard, and homelessness will surely get worse.

Not to mention, if the State wants to attract new business and smart investors, that will only be a stronger deterrent and keep smart money out of the State and find a more favorable State to invest their money and talents.

As a taxpayer, I urge you please do not pass this, we have enough problems as is. why add more issues to our State and the taxpayers.

Thank You