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Comment:

I am a landlord whose sole income is derived from my rental properties. It benefits me to keep them in good shape and have a good relationship with the tenants as they stay longer, take better care of the property, and are more consistent with their rent payments. I have often times worked with tenants as they get behind on rent or water so that they continue to have a place to stay while they work through difficult times. In those situations where it does not work out, I personally end up shouldering several months lost rent, attorneys fees (which get increased with adjournments), court fees, and the fees to fix the place back to rentable condition. I work with the tenants in that if they have to leave due to non-payment, I do not chase them for the balance of what they owe.

As costs increase, such as would be the case in these changes to the laws, I will need to change my policy on pursuing tenants that owe money. That hurts all involved as it adds more cost for the service fees, and it also hurts tenants that would otherwise not be having to pay the "write-offs".

The majority of the tenants do well to keep the place up and pay rent, but doing a brief search and you will find that there are "professional tenants" that burden the system and give a bad name to all involved (landlords and good tenants). While screening helps, it does not catch all of these individuals from a landlording perspective. These changes to the laws only benefit those who are truly using the system to their personal benefit.

For those landlords that let their properties lapse into disrepair and take advantage of the tenant, the current laws already provide for injunctive relief to the tenants and hold those landlords accountable.

In summary, while the changes may be well intentioned, pursuing this course actually hurts all involved, except those that know how to work the system on their behalf. Please reconsider these adjustments so that the system continues to work as intended, to the benefit of all parties involved (not just for 1).

Thank you,

Erin