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Comment:

I am the manager of a mobile home community that my in-laws built starting in the 50's. We are a smaller park with just about 100 filled lots, about 80 of the homes are rentals.

Throughout the pandemic there have been residents that required the help of the CERA program and we have had positive outcomes. I would much rather keep an eviction off from their record and maintain a positive relationship with them. The formal eviction process is saved for those that do not communicate and purposefully do not pay their bills.

The time and expense the changes require make it more difficult for us to remove problem residents. All while the problem resident can further damage property, cause problems with neighbors and cause further monetary loss through utilities that we resell, i.e., water, sewer, and electric.

As a small business one or two residents evicted with high bills have a significant impact on my ability to pay bills, improve the property and provide good service to the deserving tenants.

I wholeheartedly agree that the proposed changes to the eviction process will cause undue hardship to landlords. It is possible that a cumbersome, expensive, and lengthy eviction process can force small "mom and pop" businesses to sell out to "slum lords" or big corporations.

Thank you for the opportunity to comment.

Stacy Benmark