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Comment:

This is just absurd. As a landlord who tries to deliver a nice experience to tenants, this just guts our ability to hold tenants accountable to pay what they owe and allows bad actors to flout payments with impunity. We saw during COVID that some people were honestly to make payments and we worked with them and the relief agencies. However others just told us to go take a hike and that there was nothing we could do make them pay. They enjoyed rent-free living.

When you get a collection of those types of people, the overall experience for all tenants goes down with a lot of dead-beats around. Also, with the ability of people to live rent free for many months - and not even allow us to get them out and get honest paying clients in prevents the buildings from taking in the revenues they need to pay bills and keep the physical building in tip-top shape. We normally spend a lot of money every year on exterior and interior improvements at every property but with properties with a high percentage of deadbeats that can't be evicted for a long time (as this measure 100% will lead to based on our experiences in the last 2 years) we will barely be able to pay our mortgages and our (rising) payrolls...and have minimal or nothing left over to make the buildings a nicer place.

If you do this, you are going to lock in a crumbling stock of crappy buildings that no owners can afford to fix up - like New York, or Los Angeles. Please don't become like them and ruin the state rental housing market! I urge you to NOT do this - please.