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Comment:

To whom it may concern,

We are a family-owned property, so a small business. Our property has ALWAYS been a nice, well- maintained community at a reasonable price. We have always worked with residents when they have had financial struggles. We comply with all laws and treat all residents in a fair and equitable fashion.

But as a small business, (any business really), landlords are not equipped to maintain long periods of not receiving rents- (income) from residents who are unable or unwilling to pay for long extended periods. These laws will aid residents to keep them in the apartments for much longer extended periods, as was done with all the COVID restrictions.

In order to maintain a high-quality community, we must pay to maintain them- (paying for all the goods and services to run them), paying our taxes, paying our insurance. Trying to do so without the set rents we budgeted to receive, prevents us from doing so.

Although law makers are intending to help private individuals, more restrictive laws on landlords only ends up hurting those they intend to help. Landlord will be less apt to work with residents at the onset of a financial issue and more apt to simply send them right onto the court as quickly as possible, as the delays in the court process will only increase the landlord's losses. Landlords will qualify fewer applicants, to reduce their risk of default, so only those individuals with perfect credit, perfect rental history, and income will find housing options available to them.

Every additional law and restrictions have unintended consequences. This proposal will destroy small business owners and will end up hurting those you intend to help.