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Comment:

This proposed amendment seems (apart from the allowance of videoconferencing, which seems sensible) to give little true benefit to landlords or tenants. I believe the primary result of this amendment would be to make tenant/landlord proceedings more complicated and time consuming. While proposed amendment might delay eviction for some tenants, it will likely not result in long-term housing stability; the tenants will still likely end up being evicted. On the other hand, it will make tenant/landlord proceedings more expensive and less efficient. This increases the likelihood of increased rents as this expense will need to be at least partially recouped by landlords, particularly for small operations landlords such as myself, and the majority of the clients I serve, as a real estate agent, who are buying rental properties.