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Date: 10/21/2022

ADM File Number: 2020-08

Comment:

The proposed changes are bad policy, which will negatively impact landlords, and will ultimately hurt those tenants who are paying on time. I understand rules and regulations are put in place in order to protect families and keep them from ending up homeless, but a majority of these cases are fraudulent. These residents are aware of the current legal environment and take advantage of the system to live rent free for months at a time. This has created a substantial increase in bad debt, which takes cash out of our pockets. We have many units occupied by tenants unwilling to pay their agreed upon rent, as they have no incentive to pay and cannot be evicted for many months after the legal process begins. This takes away available units for prospects looking for housing, thus forcing them to potentially pay more rent. Property managers and those searching for affordable housing are both negatively impacted by this, while those taking advantage of the system avoid the consequences of their actions.

Thank You