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Comment:

Default judgements save time. Most often, tenants make themselves unavailable for personal service. The alternate service would then be required, giving the tenant additional time to damage a property and for a landlord to be denied rent.

Owners already prove that their property is in compliance with health and safety laws through certification inspections, which happen annually in the case of section 8.

An additional 30 day stay is just a way for tenants to deny landlords an income for 30 more days on that property. By the time court proceedings happen, the tenant in question would already know that they are being evicted. That process takes a long time already so adding another 30 days is unfair to the property owner.