

Name: Beth Dunlap

Date: 10/25/2022

ADM File Number: 2020-08

Comment:

This rule has created havoc in our court system. It clogs court dockets by requiring an adjournment, even when the tenant does not appear. It is one of the reasons rents have skyrocketed for renters, as it has increased operating cost for landlords, which has to be passed on to tenants so owners can maintain the properties. It has taken up to 90 days to get a court date for non-payment and with these rules up to 180 days to remove a non-paying tenant from the property. Also it has slowed the process for evicting tenants who are damaging properties and dealing drugs. It has taken up to 30-45 days to get a court date for these evictions, because of the mandated extension at first appearance and the other rules. Good tenants are being subjected to bad neighbors because landlords can't evict these tenants quickly and the cost is being passed on to them, because landlords can't absorb these costs and meet their financial obligations for their business. It is the poor who suffer the consequences of this bad rule