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Comment:

Dear Sir/Madam

I am opposing following new regulations. Please DO NOT allow these rule changes

- Continue the use of the pretrial hearing.
- Disallow a default judgment at the pretrial hearing unless the tenant has been served personally.
- Extend the time in which a tenant can request a jury trial. Currently, the Tenant must demand a jury trial in their first appearance, or it is waived. The extension of time creates an opportunity for tenants and their counsel to significantly delay proceedings and judgment.
- Add additional language to the "fit for the use intended" language, adding that the owner must certify that their property is in compliance with "local health and safety laws."
- Allow judges to issue a stay for up to 30 days while a tenant seeks housing assistance.