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Comment:

As a landlord and real estate broker this has created much hardship for landlords. Many tenant dominated communities have benefited from the capital investments of landlords restoring housing stock that would have fallen to demolition or increased blight. Because of this communities have less blight, better housing, more options, and increased property values. Tenants have been blocking landlords, local code enforcement officials, and repair persons from entering homes to insure the safety and integrity of the rental dwelling which is government mandated. These changes are a violation of contract law which the tenant is agreeing to pay to stay. If someone decides not to pay their gas or electric bill the utility company has the right to turn off services until payments are made. Why are property owners any different?

Landlords are asked to continue to pay mortgages and property taxes (at a higher rate) to house those who refuse to pay?

Perhaps an extension of the MSHDA or Section 8 Voucher program should be looked at to help these people who have a self proclaimed hardship. This government process has been broken and underserved for a long time. Thousands are with vouchers and cannot locate housing. And thousands more are in line on the waitlist to be approved. Certainly landlords would tell you a simple \$1,500 housing allowance made payable to the landlord monthly would solve this.

Many of these tenants with hardship do not qualify for government backed loans such as FHA and MSHDA Down payment Assistance. If the government refuses to offer ownership opportunities to these struggling people because of credit score and payment history, then why should landlords be forced to pay to house them for FREE + attorney costs. If the government refuses to insure the home loans for these struggling renters and all they need to do is collect a monthly mortgage payment (no maintenance or code enforcement costs), then why should landlords be forced to pay mortgages, city fines, rental certificate costs, property taxes, and be charged interest just to house people the government is already refusing to give REAL assistance to. Help those struggling by giving them home ownership opportunities or create a streamlined process for landlords to accept those who are struggling with financial assistance.

I am with agreeance a change needs to be made, but this is not the path that needs to be taken.

-BK