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Comment:

You need to go back to the pre-pandemic eviction rules. Here's why:

There has been a push to try to help the homeless problem in America by focusing on evictions in America – I noticed this starting around 2018 and it accelerated during the pandemic. As an unusual mom and pop landlord (unusual in that my wife and I own several not just 1 or 2 single family homes), I have noticed that the attempts to slow the eviction process has had the opposite effect on helping the housing problem. Instead, it has worsened it. The measure of this is clear – rents have increased more than inflation squeezing renters out of available housing. America just didn't increase our population suddenly but rents have gone up suddenly. Why? You have heard the reasons – the moratorium and the current slowing of evictions forces us landlords to rethink how we run our business. More on that later, but first, I want to try to empathize with the courts: I believe the courts have been under a lot of pressure to enact changes to the eviction laws to slow the rate of evictions. What comes to mind are the following (for your future reference):

The treasury department request to slow evictions (8/27/21)

<https://home.treasury.gov/system/files/136/Eviction-Moratorium-Joint-Letter.pdf>

Elizabeth Warren, Cori Bush, and others introducing the Keeping Renters Safe Act

[https://www.warren.senate.gov/newsroom/press-releases/senator-warren-rep-cori-bush-senators-markey-padilla-introduce-](https://www.warren.senate.gov/newsroom/press-releases/senator-warren-rep-cori-bush-senators-markey-padilla-introduce-keeping-renters-safe-act)

The start of the Eviction Lab at Princeton and the publication of the Pulitzer Prize award book "Evicted" :

<https://evictionlab.org/>

<https://evictedbook.com/>

Recent groups also studying evictions in America - specifically for Michigan, the University of Michigan Poverty Solutions:

<https://sites.fordschool.umich.edu/poverty2021/files/2022/PovertySolutions-Covid-Evictions-PolicyBrief-r2-2.pdf>

Senate Committee hearings, for example on 8/2/22 - "'The Rent Eats First': How Renters and Communities are Impacted by Today's Housing Market."

[https://www.banking.senate.gov/hearings/the-rent-eats-first-how-renters-and-communities-are-impacted-by-todays-housing-](https://www.banking.senate.gov/hearings/the-rent-eats-first-how-renters-and-communities-are-impacted-by-todays-housing-market)

So now I see why you want to continue to slow the eviction process. But this is like hanging around a group of people with a biased viewpoint – soon you will believe them. While the important thing is to recognize is that the group is totally biased.

Please think about the idiom: Can't see the forest for the trees

Without timely evictions the following has happened to my wife and I:

- December 2021 - I had to pay \$5000 cash for keys to a tenant who held the moratorium excuse as ransom so that I can get my house back (so the pipes would not freeze) after they moved out (they claimed they had their belongings in the home and that they knew I could not take over the home due to their personal property in the home). I paid the ransom and the tenant moved the last piece of furniture and things within an hour and gave me the keys. We were so afraid, we convinced the tenant to meet at the local police department lobby to make the transaction.

- I now screen new applicants so intensely, spending 4+ hours per applicant. On-line paid systems cannot do this for you. It takes hard work. The end result: the best applicants by far only get approved. This essentially wipes out many prospective applicants. Why? Because the 4-6 months it takes now to get a tenant out versus the 1-5 months it used to take is a huge barrier to entry for many prospective tenants. (I'm not a fan of the moratorium either, but I understand why it was implemented.)