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Comment:

TYPOS FIXED: The landlord always loses in an eviction for failure to pay rent. Already, the tenant ended up staying rent-free for that final couple months. Now, we are proposing to delay the eviction process further. There are many unintended consequences extending the timeline to cure the RENTER'S default. This proposal hurts renters and landlords alike. It increases the risk that landlords assume with their investment. Higher risk calls for greater returns and tougher qualifications for applicants. Greater returns require higher rents and lower property values. Also, landlords will be forced to be more selective about who they rent to. The risk of "giving someone a chance" will be even more prohibitive. It will become harder for renters to rent. I, for one, will require higher credit scores and income to qualify. I can't afford to foot the bill when a renter fails to meet their obligation. This proposal hurts everyone and reduces accountability. It promotes non-payment of rent and increases evictions. It causes landlords to start the process as soon as any sign of trouble arises. Please be more sophisticated in your analysis of the problem and the unintended consequences of the proposed "solution". This solution will multiply the problems. The only one who benefits is the party in default and everyone else gets hurt.