

Name: Michael Mast

Date: 10/30/2022

ADM File Number: 2020-08

Comment:

Continue the use of the pretrial hearing. - This seems reasonable.

Disallow a default judgment at the pretrial hearing unless the tenant has been served personally. - Unnecessary. Default judgements save the court and all involved time, effort and money.

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. - Unnecessary extension that, again, costs the court and all involved time and money needlessly.

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." - This seems reasonable if presenting evidence of local code enforcement inspection.

Allow judges to issue a stay for up to 30 days while a tenant seeks housing assistance. - Doesn't make any sense. If a tenant hasn't been seeking rental assistance prior to eviction then they're not going to seek assistance in 10, 30, 60 or more days. It's not a time issue. If tenants can present evidence of having sought assistance I can see it as reasonable for an extension for that to be finalized but not from zero.