

Name: Dale Francis

Date: 10/31/2022

ADM File Number: 2020-08

Comment:

Please take my respectful opposition against the proposed amendment. I'm a 30-year master plumber, I have 3 rental properties that I maintain to the same standard as my personal property. As a self-employed individual with no pension, I've worked hard to count on rental income to assist financially as I transition into retirement. The proposed amendment would do little to help delinquent tenants and disproportionately harm landlords throughout the state. I've had a tenant live in one of my properties for 15 years without being late. Unfortunately, I've had a tenant that lasted a few months before they breached their contract. The difference between the two tenants had nothing to do with the landlord, the house, or any government system. Paying your bills (all bills) simply comes down to accountability and prioritization. Unfortunately, the proposed amendment would allow people function with less accountability and prioritization misaligned with common sense principals. Please oppose this amendment.