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Comment:

The proposed amendment basically moving the special Covid-19 circumstances forward will add undue difficulty for small family owned rental properties. There are thousands of landlords who simply want to provide good housing, at a reasonable price, and expect to be paid on a timely basis for this. Adding steps to the eviction process when rent is past due according to the lease, in any way similar to the the way it was during Covid-19, will put many small business based Landlords out of business and will raise prices for the people who need to rent the most.

From my own experience, we are very willing to work with people who are having difficulty making payments. However, if renters get behind several months, rarely do they make an effort to catch up and keep the property in good working order. The court process in the past, (pre-Covid 19 days) assisted in the process of helping Landlords encourage renters to keep payments up to date. With the threat of eviction, many times renters are able to pay. If they cannot pay they are able to find a way to move on. Staying in the property accumulating past due rent does not help anyone. I highly request that the proposed amendments be dropped.