

Dear Committee,

Thank you for your careful consideration into creating solutions for both landlords and tenants. I am a senior citizen, and a landlord who depends on rental income as my primary income for housing, food, utilities, etc.. In the spirit of cooperation and caring for others, I will do what I can but I also expect to hear from tenants who will cease an opportunity NOT to pay rent.

Please carefully consider the following items when drafting guidelines for a fair and equitable policy.

1. A "Needs Test" to provide documentation that the inability to pay rent is the direct result of the COVID-19 crisis.
2. A sympathetic, yet clear message that this is a deferment only and that provisions will be made for the reconciliation of rent due to the landlord versus expecting a total non-payment of rent.
3. Removal of 'punitive damages' for landlords who may have to postpone maintenance and elective repairs.
4. Rent Payment re-imbursements to be paid directly to the landlord to prevent an abuse by a tenant of any financial aid.
5. Enact a temporary Waiver to SB 608 to suspend rules regarding the acceptance of partial or full rent for any tenant in the process of eviction at the time of the crisis.

I understand that this is an unprecedented time and fear is rampant. Difficult choices and tough lessons help us grow. I pray that this will open eyes to generations younger than myself that life isn't always predictable or easy and that we have to be responsible in our obligations to others. Many rental owners are seniors like myself who have sacrificed in order to prevent being someone else's responsibility in our later years. I personally do not want to be taken advantage of by a renter who is looking for a way to avoid financial responsibilities. Please keep the above points in mind as you deliberate in committee.

Thank you and stay safe,

Sincerely,

Linda S Trickey