

**From:** [sam yutzy](#)  
**To:** [Exhibits JSCVR](#)  
**Subject:** covid-19  
**Date:** Monday, March 23, 2020 3:42:51 PM

---

Hi... I am wanting to comment on the effects of the covid-19 situation. I am rental property owner. My only source of income is from my rental properties. My wife is a stay at home mom and we have 3 children ages 3 1/2 to 9 years old. She also does home schooling for our kids. I am highly concerned about the situation where-in as a landlord we are not able to evict tenants which cannot pay their rent due to the situation, nor can we evict folks for bad behavior or other on going problems. My mortgages are still due, and my family still needs food and utilities, etc. . The law is still requiring that I maintain my rental properties even though I may have nonpaying tenants. I can be subject to punitive damages for not maintaining my homes. I would urge that any tenant assistance funds, be directly sent to the landlords to insure the tenants receiving those funds get credited for the assistance for their housing, and in turn the landlord can meet his own financial obligations! Any disaster relief should be for both tenants and landlord. Even if mortgage relief were to happen, (which would help) My family still needs income to buy food and other necessities. Please do not structure things so that we (landlords) become another category of folks who need help! I will need to hire local repair folks to do maintenance and by doing so stimulating the local economy. If I have no income I will not be able to hire the trades people I need.

The other thing is that not all tenants need relief! There should be a way to qualify those household that are truly impacted and those that are not.

Other pressing issues for some landlords are current pending notices for bad behavior by tenants, or termination notices issued prior to this time. Can these evictions still be processed and executed, or do landlords have to sit tight while the tenant continues to damage the property, disturb the quiet enjoyment of the neighbors, and even commit criminal acts while being protected from eviction? Also, under current law, once a notice of termination has expired, if the landlord accepts rent for any period beyond the termination date, they waive their right to terminate on that notice. With the implementation of SB 608 and the subsequent restrictions on termination of tenancy after the first year, a landlord could get into a real bind.

Please consider these issues as you proceed!

Thanks Sam Yutzy

