

I am a landlord with one rental unit, but I am concerned that the legislature might not adequately discuss and consider both tenants and landlords during this crisis. The cash flow my rental provides is necessary for my financial needs.

Here are my thoughts:

Landlords must refrain from evicting if the tenant cannot pay as a result of this crisis. That said there must be a needs test to determine if a tenant can no longer pay; blanket amnesty is not appropriate.

Lenders should also be prohibited from foreclosing on landlords during this period as well and for an appropriate period after the crisis to allow catch-up in payments.

It is clearly unfair to landlords to legislate rent forgiveness. Any action should not effectively be a tax on landlords. Perhaps a period for making up unpaid rent would work or the state could provide some type of subsidy.

Landlords must be able to act to preserve their property. Exemptions from any prohibition on the ability to evict must be provided in certain circumstances such as presence of illegal activities or significant property damage.

Together we can all make adjustments to get us through this time but remember to consider all points of view. Please also think of the unintended consequences of your actions. For example, subsequent significant rent increases to recapture lost rent or properties being taken out of the rental pool.

Thank you for considering my position.

Sincerely,  
Brian Bray

Sent from my iPhone