

From: [Ruby Katz](#)
To: [JISS Exhibits](#)
Subject: Testimony
Date: Tuesday, June 23, 2020 1:45:59 PM

To Whom it may concern,

As a property manager of an apartment complex of 168 units, I am very familiar with COVID 19 and its ill effects on tenants being able to pay rent. While an extended moratorium sounds nice in theory, it does nothing to actually help tenants pay their rent. It only prolongs the inevitable and continues to grow a larger debt that will get so overwhelming it will eventually go to collections. Renters in trouble need financial help, not a delay in eviction. We have been in communication and working with all of our tenants directly who have been experiencing financial hardship. They are encouraged to design their own payment plan so they don't get too far behind and as long as they are in communication we will not evict anyone still paying something.

There are however, several tenants taking advantage of the situation. We have served evictions for tenants before COVID 19 erupted and gave them a month to leave, even though in 1 case we only legally had to give them 10 days. Unfortunately they refuse to leave and continue to destroy the property and we get complaints from their neighbors. On top of that, the property is losing money from rent as they refuse to pay knowing that we are trying to remove them. We need to be able to remove tenants who are abusing this loophole while also working with the tenants who are genuinely financially struggling. Providing more financial help to these people would be far beneficial to an extended moratorium.

Please vote no on this bill, and then work on a plan that will actually provide HELP to tenants in need, and good landlords would be willing to keep good tenants as long as they know the money is coming in. The problem does not go away with this bill, it gets delayed and becomes bigger. Thank you for your time.

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