

To Whom It May Concern:

I am a landlord of one small house in the Springfield Area. My mortgage, taxes and insurance monthly payment is basically what I charge for monthly rental. I am a newer landlord and because of my inexperience, I charge well below market value rent. I have one rental property that is barely cost neutral, as long as there are no major repairs that come up.

With three young children, we are a single-family income household. After the pandemic affected my work and kept me out for over 2 months, we are doing what we can to stay financially stable.

This Bill, as it seems many others are, is written in favor of tenants, and places the burden of this pandemic on the landlords. If there is going to be rental relief or forgiveness, this should be on the States budget not mine. Often I feel our legislatures are out of touch with the general population. There are varying degrees of property ownership and it seems as though you all think just because we have a property, we must own multiple properties and have deep pockets, which is not true! I have other friends who are in the same situation as me.

Bottom line is, I have made multiple sacrifices due to this pandemic. I have a signed lease agreement with my tenant that states a rental amount that is due each month. If for some reason they come across hard times, it's still their responsibility to pay the full amount, maybe delayed, but it's still what they signed up for. I should NOT be asked to take a lesser amount than what we agreed upon because the State is looking for a ways to squeeze landlords. This really seems unconstitutional.

Thank you for your time. Please forward this email to Mr DeFazio as I didn't see his email listed online.

Thank you,

Rob Thomas