

To the Committee Members;

My husband and I are retired and our income comes from the four rental properties we have slowly acquired over our lifetimes through our own hard honest work, and sweat equity. Now in our “golden years” government is deliberately taking that security WE built away from us; a huge overstep in what government was ever meant to do in this country.

Landlords cannot afford an additional six months of no rent payments. We are more than willing to work with those tenants who are honestly having a hard time, but we cannot survive more moratoriums on people who are not paying their rent just because the state has given them a free pass. Landlords are still required to pay all PROPERTY TAXES, mortgages, repairs, replacements, upkeep, insurance, and garbage collection bills just to name a few on the properties they own. We still have to pay 100% - not 80% - of all the bills that come due on our rental properties, and we have to pay them now. Not six months from now. The rent money we are not being paid is what pays those bills. And that money is used to pay our living expenses too. Our food, our utilities, our taxes, etc. That’s why we bought these properties; so we’d have our own income instead of being reliant on the government to pay our way. Myself and many other property owners are being forced to sell our properties because of these lock-downs and rent moratoriums. How is that going to help the shortage of rental units? It’s making it worse.

I understand there is another piece of state legislation in the works: LC-18. I don’t see this as real help to landlords. Yes, the tenant has to sign a form saying they can’t pay rent due to one of several reasons given, but they don’t have to show any proof (for instance: having their employer vouch that their hours have been cut) and the landlord **cannot challenge any of those reasons**. Landlords who MAY qualify for the assistance in this proposal still have to give up 20% of the rent owed them while the tenant has 100% use of the property. Why isn’t the tenant being asked to fork over that 20% being proposed the landlords will have to “forgive”?? How many paychecks have you as elected officials had to forgive during this pandemic? The landlord still has to pay 100% of the bills on that property, due and payable NOW and how are they supposed to do that when they can’t collect rent until MAYBE some time next year if they’re lucky?

Please vote NO to extend any rent moratoriums, and vote to overturn the governor's crushing executive orders that are killing more businesses and livelihoods than the virus has.

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