

My husband and I own single family homes and duplexes. He is 73, and I am 61. We have worked hard all our lives to invest in our future, retiring with rental income. We have mortgages still to pay, taxes, insurance, as well as repairs.

We have tenants who are gleeful that they can do anything they want, and we can't evict them. One has e-mail posts letting everyone know we can't evict her. She owes us almost \$13,000 dollars. We have had to replace her refrigerator, have the tree cut down she felt was too messy as the neighbors had asked her to clean up her yard.

We have several on the street, and we have other tenants that just stopped paying rent. This spring we will be forced financially to sell our homes. We can't just sell the ones causing financial disaster, we have to sell all on the street because it could be classified as retribution. A very sad unintended consequence.ribution for not paying rent. AND we have to give them 90 days notice AFTER we have an accepted owner occupied offer.

Our homes are located on a cul de sac and we will displace all the renters with homeowners.

If the state could pay the landlords their rent, that would help everyone. Sending out \$1,200 and \$500 per child is not helping the landlord.

We suffered through the recession in 1996, got divorced, refinanced everything, suffered through 2007-2012, but this is something we can't deal with any longer. It is time for us to cut our losses and sell our rentals if the moratorium is continued.

Thank you,

Christine Larson  
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