

Please vote no on LC – 18

The concept under discussion is flawed because:

1. It does not rescue tenants from ultimately having to file bankruptcy or eviction.
2. It does not come near to compensate landlords for orders which required them to provide services for free.
3. It requires a current funding source that does not exist.
4. It exposes the State to significant takings claims in court.

As a property manager and property owner, we have heard first hand “I’m not going to pay rent until I have to”. Consider this, since April 1, 2020 until today, we have approximately \$450,000 in unpaid rents. Sound horrifying, yes? Would it surprise you to learn that over 70% of this unpaid balance is held by less than 9% of the nearly 1,000 units we manage. Of the 9% who hold nearly 2/3 of the unpaid balance, over 90% have not paid a single dollar since April 1. This is in spite of unemployment, stimulus payments and extra unemployment amounts as a result of the pandemic

The Eviction Moratorium that you have enacted is literally killing the average housing provider while not helping those that TRULY need the help

Please do better than this

Dan Hayes

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