I only have a couple of rentals and one of them is not paying the rent at all due to Covid. Please do not wave The renters obligation by 20%. This is critical to my survival. As I mentioned I only own a couple and it is my sole income. Reducing my income by 20% would make it difficult for me to pay my bills and my mortgage. It's one thing to give them more time to pay it's another thing to make me responsible for them. I would suggest you offer them the 20% out of your pocket instead.