

I am a landlord of 7 units. These are duplexes that we were fortunate enough to be able to purchase to accommodate events in our lives; a place for our kids when they were in college or a place to stay when we were working out of town for an extended period. Our early retirement that we have planned and worked for (at 63) is in jeopardy from the latest government shenanigans as we rely on part of that income for our retirement. I have always worked to accommodate my tenants and provide affordable housing, often for those who don't quite qualify for section 8 but can't afford higher rents. For years I have accepted late payments without issues as long as we communicate as landlord and tenant. I have offered last months rent free to encourage a tenant to leave the unit clean. The proposed change to ask landlords to pay 20% of back rent damages both landlords and tenants and will hurt landlords like us who do not make 20% on our homes. Why put small self managed landlords out of business unless it is to drive them into selling to corporations that are less willing to work with tenants? It is unfair to tenants who have been paying. I have a couple tenants with folks who are in the restaurant industry. I charge lower rents and accommodate late payments without a fee and they have kept current while my tenant on a fixed income is the one not paying because they do not have to. In my 7 units it has not been Covid-related problems that has caused tenants to be not work with me but the opportunity to take advantage of the situation that allows them to duck the contractual agreement they made. Why would any thinking tenant pay their rent if they can manipulate the landlord into a 20% reduction? How can this even be considered when our increases are limited to 9.9%? I have never increased rents that much! Covid is not a short time or emergency issue. This is systemic; it has gone on nearly a year. This proposed bill is unfair to tenants that have been paying rent and to landlords who work with them. My experience is that the majority of landlords I have met try their best to work with tenants. I have had more tenants take advantage of me then the other way around.

Thank your for service,  
Rebecca Fiedler  
Fall Creek

Sent from my Galaxy