

- The Housing and Community Services Department should compensate the landlords 100% of the rent which in most cases is break-even for the small landlords!

- Extending the 72hr notice to 10 days puts an unnecessary burden on the landlords, as it is with the 72hrs now which is given on the 8th day after being late because tenants usually have a 5 day grace period, it takes at least 30 days before a landlord can remove the tenant if they don't pay as you have to give notices and time to respond to the court after serving the eviction notice. Adding the 10 days would change this to 1.5 month's and usually, the tenant will leave the house dirty and damaged which takes another couple of weeks to deal with, this means that the landlord would be out of TWO months of rental income!!

-The tenant should have to submit proof of their financial hardship, a tenant of mine stopped paying after the moratorium went into effect without any reason, They still have the same job and nothing in their family situation changed, They just took advantage of the situation and stopped paying rent because they knew I couldn't evict them for non-payment of rent!!

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