

I oppose SB 282. I ask Committee members to vote NO by thinking seriously about how this SB 282 is teaching Tenants how to avoid and evade paying rent for up to 24 months. Furthermore SB 282 is encouraging bad behavior regarding the generally accepted good house rules.

I own and manage residential rentals. We have many wonderful tenants. We try to address problems as they arise. However, tenants are now aware of how other tenants are successfully not paying rent and how the Government is mandating moratorium rules which nurtures the idea of not paying rent. So PLEASE be aware that if tenants don't pay all or any portion of their rent which they are capable of paying, they do not save that money. How does the Government expect the tenant to pay up all unpaid rent when the long extended moratorium ends?

SB 282 would allow a tenant to not pay rent for up to 24 consequent months. That means a tenants only option is bankruptcy which will be on the tenants permanent Court records for years. Even though landlords would be prevented from using unpaid rents in screening during the moratorium, they would consider the bankruptcies for many years in the future.

PLEASE VOTE "NO" ON SB 282. THE UNINTENDED NEGATIVE CONSEQUENCES FOR TENANTS WILL BE DEVASTATING.

There are currently many places making funds available for tenants who are truly having difficulty paying rent.