

If this passes, it will greatly restrict our ability as property owners to protect ourselves from

- 1) the risk of damages by current renters that are receiving a service for free, and
- 2) future residents that do not have good payment history, that will also not exercise paying on time consistently, with us.

Passing this will ensure that housing prices will continue to increase in the coming days to make up for loss of income to pay for staffing, property cost, past dues etc. there will surely be loss of jobs, smaller companies will have to sell properties and even those of the larger companies that were already struggling because they cannot evict residents who refuse to pay may take bigger losses as well. This would also mean the renters who have been paying on time and doing their best would be forced to pay more while those who just decide not to pay will continue to take advantage of the pandemic. To extend the time in which renters are held accountable for their rent is lunacy.

I work for a privately owned company who has done everything in their power to support our residents and US as employee's. If this passes my company will be forced into a corner causing the loss of properties and/or staffing. This pandemic has already proven extremely challenging for landlords let alone before this Bill was proposed. Vote NO on bill SB 282-1.