

I firmly oppose SB 282 as it is a burden on small landlords. As a small landlord who owns only 2 units and trying to stay above water on bills, mortgages, etc, the extension of this moratorium would place a bigger financial burden on me. The tenants in my unit have been consistently working and have opted NOT to sign a declaration statement saying they are unable to pay their rent. Unfortunately, I cannot force them to sign it and that has inhibited me from applying myself for the Landlord Compensation Funds. Furthermore, if this moratorium is extended, I feel that tenants should be held accountable in a way that shows they are not able to pay their rent, i.e. paystubs or letter from an employer, proof of application for unemployment benefits, proof of submitting job applications.

Allowing renters who are receiving unemployment benefits and other funds are being allowed to live free while landlords are being held accountable to pay mortgages so that it does not reflect negatively if/when wanting to invest in other properties. Just as landlords are being held accountable to payments, renters should be held to the same standards.

I am a young, small landlord and have invested in a property without hiking up rents and being fair, but the moratorium is placing me and my family at risk of being pushed out our investment that we have worked so hard to maintain.

If this economy is going to improve, the moratorium needs to be lifted as the state is opening back up. People will be returning to the work force and will be able to pay rents. However, if the moratorium is kept in place, renters will not be motivated to return to work or pay their rent. Renters who owe back rent will also most likely not be able to pay their back rent as it will increase each month that passes. Allowing the moratorium to continue will place renters in thousands of dollars in debt and be overwhelming to pay back.

When are landlords going to receive some compensation without stipulations and without having to receive permission from tenants to file for funds? When will tenants be held accountable for the debt that has been accrued? I find it unfortunate that I have to carry the burden without recovering any compensation. I am working twice as hard to keep my family home stable, missing time with my children to work a second job and do not qualify for any benefit from any government/federal agency for some relief.

Please lift the moratorium so the economy can be stimulated and to alleviate the tensions between landlords and tenants.