

As a real estate professional this bill poses many issues into the rental industry. As we have seen hardship placed upon landlords and tenants alike pushing further into the ability for landlords to control their property is a major problem. As there has been an eviction moratorium for non-payment of rent this bill wanting to remove the ability to screen for material breach of contract is a major problem. This opens up liability issues for landlords and tenants alike. Landlords need to be able to make sure the product that they are offering is treated respectfully and tenants deserve to have a right to quiet enjoyment of their residence. Removing the ability to screen for FED especially during a time when the only FED that have been filed are for breach of contract but multiple parties at risk. This legislation if passed will continue to push landlords out of the rental space, increase rent prices as the housing stock depletes and cripple our working class citizens. Again, we are attempting to legislate a supply issue by tying the hands of the people that provide housing products.