

As a rental property owner, I oppose this bill because it puts too much burden on the property owner. The pressure is making me not want to fill vacancies for fear of getting a non-paying tenant. Everyone loses, then - a tenant in need of a home and my means to pay the mortgage and other expenses. Of my non-paying tenants, their reason for not paying was not covid-related, but they are able to get away with not paying because they know that I can't do anything about it. These restrictions tie our hands and cripple our ability to manage in the way we see fit. Most of my rents are below market by \$200 to \$475, so I've been providing affording housing more than making a profit. Missed rent payments are causing me to have to decide which bills and mortgages to pay or pay only a portion.

As a Realtor, all of my business right now is the marketing/selling of rental properties for owners who can no longer stay in business. Single family rental homes and duplexes offered for sale are being bought by owner occupants. This displaces tenants. Many of the tenant occupied properties are not selling, though, when a tenant is behind on rent. The owner can't afford to keep it and potential buyers are hesitant to buy with a tenant who is not paying. I'm advising my prospective selling clients to not fill vacancies when they have them, as a tenant occupied property, especially if non-paying, will be difficult or impossible to sell.

I am preparing my rental properties right now to go on the market for sale because it's too difficult to stay in the business of providing affordable housing with all of these added restrictions.