

Submitter: Wendy Fong

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

To the Senate Committee on Housing and Development:

I urge you to oppose SB799. As a residential housing provider, the extension of notice periods for termination of tenancy based on nonpayment of rent and including additional notices causes an additional financial burdens on me and my family. Prior to the Covid moratorium on evictions, I was already working with one of my tenants on unpaid rent since he lost his job. The moratorium only allowed him a way to continue not paying rent for a total of six month and ignore any communication regarding rent. When it looked like he would have to be evicted, he up and moved to a property next door leaving his unit a mess to be cleaned up. He found another job but just decided not to pay since the government gave him the opportunity to not pay rent and deny my only recourse to evict him. Looking back I should have evicted him right away instead of trying to work with him since I lost more than 6 months of unpaid rent as well as damages. I rent to several other tenants on rental assistance programs and it is always a lengthy process. It is a risk for me to have to wait for over 2 months for payments to come through. Any lengthy extensions for termination and adding additional notices is making it very difficult for me and many others to continue being a housing provider.

Wendy Fong  
Housing provider