

- I have mortgages on my rental properties that I am only able to pay from the rent I receive. I cannot wait 60 days! This would ruin my credit and put me in jeopardy of losing my livelihood and hard-earned properties.

- If such a bill passes, it should include a provision for landlords to be compensated by the state for their lost income. Why is it okay to help one person by postponing their rent in lieu of creating a financial burden for a person providing housing? Not all housing providers are large corporations, some are mom & pop owners with a small number of properties. They should be compensated. The state doesn't expect other businesses to front their goods or services for 60 days with the hope of being paid down the road.

- This bill only requires tenants to provide proof of their application to the landlord at or before their first court appearance -- this is too late! It should be provided at the time the rent is due -- so a landlord can know what's going on and make other arrangements so they can pay the mortgage. \*Note, not all mortgages are backed by the government, some are seller carried loans.

- One reason for the housing shortage is that cities have made it costly and difficult to build over many years. It is not due to the actions of landlords, and they should not be held solely accountable and punished for what local governments control. Any stringent regulation like this is sure to cause some landlords to leave the business, which would reduce the housing supply.

- The goal is to increase the rental housing supply, not deplete it. To maintain the rentals we do have, simply treat landlords FAIRLY by not passing "renter protections" that are really "landlord regulations" -- and support landlords. Then call on landlords to expand the rental pool by offering incentives -- such as relaxing regulations that make it risky for them to rent their properties and providing incentives to add or build new rentals (including reducing the time/cost to build). After all, landlords are already providing housing and are in a perfect position to add more if the benefits were apparent.

-If these regulations/rent controls continue, I am likely to be forced to sell my properties reducing the available rental housing. Either that or I may have to increase my rent/deposits in order to save the money in case the tenant applies for rent assistance and chooses not to pay rent for 60 days. This doesn't seem like a desirable solution to our state's housing crisis.