

I am an owner with 5 properties that I manage myself. I have worked hard to build good long term relationships with my tenants. I have had success finding good tenants by screening carefully. We are already severely limited in our application process, please do not make it worse. The most important part of renting a home is the application screening process.

Sb 282 is not a solution to Covid-19. If the Grace Period needs to be extended, there should be some kind of payment requirement for the Tenant. Simply extending the deadline to pay back in some cases, multiple months rent will allow many to continue to take advantage of this system. Many will be no closer to paying off their debts. If the extension of the Grace Period required a monthly payment, even if a small amount would help both the Tenant and Landlord. At some point the mortgage companies are going to come after all the Owners that cannot pay and then many more renters will become homeless. Also, small Landlord's like myself, are making their living off their homes. Personally, I make about half my income through rent. Without rent payments coming in, my mortgages can't be paid. If I cannot pay my mortgages not only will I lose the Rental Properties but will also lose my personal residence. So, not only will 5 Renters no longer have homes, but neither will myself, my husband, and our two young girls.

Being unable to limit occupancy numbers is absurd. The way this is written, a tenant could move in 20 people. The extra people cause extra wear and tear on the home. This can cause problems in the neighborhood's with parking as well. A better solution would be to allow a limited amount of "extra guests"/Tenants. Change the limit of people per bedroom to something reasonable.

I am appalled by the presumption of guilt portion of this bill. This is flat removing our rights provided to us in the 6<sup>th</sup> Amendment of the constitution.

#### 6th Amendment

This Amendment is present in all trials or court cases in America. The 6th Amendment in the American Constitution guarantees an individual the right to a fair, speedy, and public trial. The 6th Amendment also enables an individual to have legal assistance, regardless of the charge, and the right to confront adverse witnesses and notice of accusations. These rights are given to all men or women under trial for any sort of wrongdoing. They establish the "innocent until proven guilty" mantra that is present in the United States legal system.

I encourage you to meet with the Landlord Committee and work together to find COMPROMISES that are fair for both sides.