

To whom this may concern:

This non eviction moratorium has severely impacted the rental housing industry especially when the moratorium is being taken advantage of with absolutely no repercussion. Any landlord who are given a declaration that is signed to be truthful cannot ask for proof that is is actually effecting the tenant. There have been many stories from my property and MANY others that people have severely taken advantage of not having to pay rent because unlike any other bills that do not have to be paid landlords cannot do anything about it but when a car loan is not paid or electric is not paid or any other bills are not paid they are able to take action to be able to do something when it is not paid while us landlord have to sit on our hands and do absolutely nothing. I get that some people have lost there jobs but there are plenty of other jobs that open up all the time they just might not be an industry where they want. Extending this moratorium even further than it already has been extended is like a quick sand trap that no one will be able to come out of including landlords who will be forced to sell because do you think the banks have given landlords the ability to pay their mortgage late? No? Didn't think so. So MANY landlords are now trying to sell and of course no one is wanting to buy in this market because it is just a money pit that due to the moratorium now has no source of income. Even with the landlord compensation fund that only allows for landlords to get 80% of rent owed is not nearly enough for landlord especially if they do not get chosen to be able to get funds since the \$150k is not nearly enough to help all landlords that need help. With all of this being said I oppose the bill to extend the moratorium to February of 2022 as it would do way more harm then good for everyone.