

B 282-1

Dear Senate Committee on Housing and Development,

Please reconsider the bill submitted for the following reasons.

How will tenants ever be able to pay for rent not paid for another year? This is an unfair burden to the landlord. Give the landlord options to work with their residents. Adding yet more time for those that will not pay under any circumstances are being given a free ride, while the property owner has property tax bills, insurance bills, etc that have no forgiveness or extensions.

FEDS do need to be considered. We have tenants that are flaunting rules, doing anything they want, telling us " haha, can't evict us." Facebook has postings of people laughing how they can screw their "rich Landlord". Does COVID mean we can screen tenants for actions not acceptable besides living rent free?

We forgive medical bills, helped new renters that were foreclosed upon, work with people by choice, the same as those who won't work with us at all and expect a free ride although they trashed our place during COVID, moved criminals in, etc. Those that have tried to get assistance, have provided documentation that they are honestly trying, and have an FED can be explained in an application. Forcing landlords to wipe out two years of FED actions seems extreme, benefitting tenants, and crucifying the property owners.

We need to be able to qualify our residents on ability to pay and be able to have the means to pay, not set them up for failure when they can't make their rent. This will create residents moving in and out, penalizing all with more costs to housing providers as well as the residents.

Guest/ resident standards must be maintained. We have Hispanic tenants, some who are fabulous, others that consistently pack their units and have created COVID break outs. We work with them and have rented to the qualified "extras". We have other tenants that have a criminal past that allow current warrant laden felons stay with them. Is the safety of our other residents and staff, and those that want their "quiet enjoyment" not considered?

Landlords need to be able to deal with the scammers who are taking funds and good will from all. Please do not allow people to thumb their nose at paying any rent, not paying timely or total amount "because they can..."and allowing monumental debt owed to housing providers with no consequences to the tenant.

Please allow us to operate like grocery stores and restaurants, lawyers, accountants, and yes, legislatures. Let landlords get their funding to continue to pay their bills that are not forgiven.

Respectfully,

Christine Larson

