

Communication from Public

Name:

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Comments for Public Posting: I am in favor of supporting tenants; however, as a landlord, under the current COVID tenant protections there is nothing we can do in the near term if a tenant doesn't pay anything toward rent. This includes tenants who do not actually need relief due to COVID. We are still obligated to pay mortgages, insurance, utilities, repairs, etc. What happens if the emergency period extends 12 months? A tenant might not pay rent that entire period and that just doesn't work unless you provide some relief for landlords as well. Even though the COVID protections do not relieve a tenant from paying rent, if they haven't been paying for a significant period of time, their likelihood of being able to ever pay back a significant liability is very low. There are even tenants who are subletting their unit and earning money on it and not paying their landlord. This should not be ok. Under the current protections, I understand that a landlord who cannot pay his or her mortgage since the city has relieved the tenant of paying rent in the near term also doesn't have the ability to sell their property... This doesn't work. Even though banks have offered some relief, interest still accrues.... There need to be boundaries in place to make sure that tenants who are able to pay do not take advantage and there also needs to be some support for landlords whose tenants truly aren't able to pay. Even something requiring tenants to agree to a repayment plan within 30 days of missing their rent payment would be helpful. When the laws are so unfavorable to the landlords, it discourages landlords and potential landlords from making additional housing available. The only way to solve the housing crisis is to do things to encourage an increase in the supply of housing and by creating rules that leave landlords high and dry, you aren't going to get there. Please focus on tenant protections that are fair to both tenant and landlord.