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From: Dao Holding LLC <daoholdingllc@gmail.com>
Sent: Friday, May 14, 2021 4:45 PM
To: Comments Mailbox
Subject: [External]Opposition to LANDLORD TENANT – REPORT ANDRECOMMENDATIONS OF THE JUDICIARY SPECIAL COMMITTEE ON LANDLORD TENANT

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May 14, 2021

To the Supreme Court of the United States,

I, Kathy Dao, am writing on behalf of Dao Holding LLC, located on 156N 7th Street, Newark, New Jersey.

I am writing to OPPOSE the “LANDLORD TENANT – REPORT AND RECOMMENDATIONS OF THE JUDICIARY SPECIAL COMMITTEE ON LANDLORD TENANT – PUBLICATION FOR COMMENT”.

The recommendations are helping the tenant and not helping the Landlords. The process is inefficient, it will take longer to eviction tenants and the livelihood of the Landlords are being compromised.

The property I am writing on behalf of is a Rooming House with 14 Rooms. The rooming house is currently 100% occupied however, is receiving less than 50% of the paid rent. We are unable to evict Tenants who are taking advantage of the situation by not paying rent and who are able to. Out of the 14 rooms that are rented, we have had to file 10 rooms for non-payment.

We have a higher amount of drug dealers, breaking and entering, squatters, property damage and violence against other good paying tenants who are good citizens. Tenants who have called the Newark Police do not get the help that they need and as a result feel defeated. As a result, it has become unsafe for good tenants to live in the property.

We have a tenant who is not paying rent and who refuses to allow us in the room to make proper fixes. The fix required is to fix a pipe so that a bathroom can be utilized. We cannot evict the tenant or access the room to make the proper fixes. For reference, a rooming house has shared bathrooms. We currently have only 2 working full bathrooms for 14 people.

If fixes are not made, we get penalized by the inspectors and will have to pay a the penalty.

We are struggling financially, trying to pay the bills, property taxes, and fixing more damages to the property. We have installed cameras to capture the violence and drug dealings, however cameras have been taken and destroyed. We have reported this to the Police however nothing has been done. The damage to the property consists of urinating on the property, damaging walls, doors, windows, stairs, locks, etc.

We need to have our eviction process back. It was a way for us to have some control and help improve our investments and property. Currently the law sides with the tenants. The system should be efficient and fair to the Landlords. Currently the landlords are struggling the most. Landlords are not getting help, it is a highly stressful situation and if the Landlords are late paying mortgage/taxes, we are penalized. At this rate, we may lose the property and our livelihood is compromised.

Thank you for your time regarding this matter.

Regards,

Kathy Dao

Member of Dao Holding LLC

644 Union Ave Elizabeth, NJ 07208

Property Location:

156 N 7th Street, Newark, NJ 07107