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**From:** Makarand Bidwai <bidwai.m@gmail.com>  
**Sent:** Friday, May 21, 2021 10:12 PM  
**To:** Comments Mailbox  
**Subject:** [External]Process suggestions to eliminate evictions in NJ

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(1) an LT court must be held in the premises or closest to where the tenent resides who is facing eviction.

Most landlords misrepresent there adherence to the lease and impose on the tenents who have little to no say on the lease clauses and language.

Most tenents get a raw deal in spite of zero rent defaults in terms of maintenance and habitability of their units.

(2) A Jury trial empaneled from the residents of the property or nearby properties will bring home the realization upon the landlords that strong arming and misleading under oath will no longer give them possession of the premises.

Denial/waiver of a Jury trial is unconstitutional and a capitalist gift to the plaintiff/owner/landlord.

(3) An eviction must be limited to those egregious conducts that demonstrate a breach of peace, safety, or security and only with a plan to relocate drawn by the Court and the community on file before an eviction is ordered.

(4) A moveout due to a required rehabilitation from a rental unit's subpar habitability where the landlord pays forward rent and relocation expenses must be the norm.

(5) For each dispute a gratis legal representation must be mandatorially offered.

(6) A ZOOM mediation, a Jury trial or a Marini Jury trial is proper and the Court must invite comments from the stakeholders, apart from empanelling Jury from the residences nearby in each eviction case.

(7) Eviction records cannot be public records and purged when an appeal is not taken.

(8) Even when an appeal is taken, but opinion is not published, the records must be purged.

This is common sense.

There is an Eviction Lab in Princeton. Do reach out to them periodically to understand the ugly impact of evictions to many a strata of the society.

A Right to Quality Housing is a Human Right.

This Human Right sits above the Universal Basic Income as another Human Right that buys food to eat and apparel to wear making life livable vs vulnerable.

The Courts cannot be condescending to already abused tenants. This is the norm.

The Courts are used as a weapon in Capitalism. They eagerly lend themselves. So insensitive. The pandemic is a wakeup call for end of business as usual. Particularly, a pandemic somewhere is a pandemic everywhere. So watch the worldly viral trends before reopening the LT courts.

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A Judiciary is a backstop of Democracy. Each eviction weakens multiple citizens and residents. It is s smack on Democracy. Can we be smarter as a society? Please explore AI Judges and Juries as an upgrade to virtual courts. Do not leave it to the whims and the biases of individual judges.