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From: Trocki-Videll Law <trocki.videll.law@gmail.com>
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To: Comments Mailbox
Subject: [External]Notice to the Bar Landlord Tenant April 21, 2021

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The only main concern I have is the timeline that will increase from the filing of an eviction to the possible settlement and or execution of a warrant of removal in a contentious matter. I am not sure of the statewide statistics but in my practice 95% of my filings are based on non-payment of rent. There are usually no arguments made that the money is owed and payment plans are entered into. However, in those where the parties cannot enter into an agreement and additional four week wait time before going in front of a judge, causes extreme hardship to both parties.

Thank you,
Samara

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