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**From:** Jerry Lombardo <jlombardo1@verizon.net>  
**Sent:** Friday, April 23, 2021 12:18 AM  
**To:** Comments Mailbox  
**Cc:** 'Raymond Patete'  
**Subject:** [External]Evictions solution

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Good evening.....we are owners and managers of almost 4000 units throughout New Jersey, and several other states.....I have to say we have more eviction cases pending in New Jersey than in the other states which are Pennsylvania and Tennessee..... I think we can offer a simple solution for both tenants and Landlords to solve the backlog of over 60,000 cases that are pending:

Our solution is simple:

1. Let the cases proceed as Normal in the courts
2. If the landlord prevails and receives a judgement for procession **NO Warrant for eviction will issue.**
3. The Landlord instead will file a monetary claim with the state for the amount that is due.
4. The State in turn will cure the monetary judgement, using the monies that have been allocated for this purpose **with payment going directly to the Landlord**
5. The Tenant now has a zero balance with the Landlord and still has his apartment and the Landlord is made whole and has his money.

We, as Landlords, do not want to put out (evict) our residents.....but we desperately need the dollars to pay our mortgages, taxes and other obligations in running the property.

This is a Simple solution for both residents and Landlords

Forget making the residents visit websites and portals to get their money.....sometimes the Landlord never winds up getting the money

Let the courts do their job and adjudicate the cases.

Respectfully submitted,

Jerome Lombardo, R.E. Broker



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