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Sent: Saturday, April 24, 2021 4:14 PM
To: Comments Mailbox
Subject: [External]Landlord/tenant

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Good afternoon.

Hope this letter finds you safe and well.

I just finished reading the article "Facing 'Avalanche' Of Eviction Cases, NJ Panel Recommends Fixes To Landlord-Tenant Court" and I couldn't agree more that some changes need to be made. I didn't see anything in the article that protects landlords from tenants who are taking complete advantage of the current moratorium. I 100% percent back the decision to make sure tenants have proper council and know their rights especially if they truly lost their jobs and have been unable to pay rent and utilities. I however, know first hand that certain tenants have not paid rent owed for months and their income situation was not impacted from COVID-19 yet they are using it as a loop hole to not pay, not only a portion but not a penny toward their rent. My husband is a 20 year active Airman in the United States Air Force and we are being financially drained because our tenant is taking complete advantage of this situation. She receives state funding and social security because she has been declared 100% disabled but hasn't paid rent since August 2020. Our hands are completely tied and she won't even attempt to work with us when it comes to monetary discussions. The only thing she says is she's a single disabled mother yet she claimed that same title when applying to rent our property, nothing has changed for her financially as a result of the pandemic. Why should she qualify? I know we're not the only ones in this situation but I'd kindly ask who's helping us. Yes, we've applied for the rental assistance and are hoping our number gets picked in the lottery but it's not guaranteed. We have been attempting to sell this home since November 2020 and even been under contract 3 different times but she will not leave. Her lease was up in October but she's been squatting in our home ever since and with no plans to leave because she currently has it made with the way the laws are in place.

If nothing else I would love and appreciate a response back with any additional resources, help, or guidance you may be able to give. I know it's been a tough year for everyone but the desperation is really setting in for my family.

Ashley Lemmon

Sent from my iPhone