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From: Kevin Asadi <kasadi@zagerfuchs.com>
Sent: Monday, April 26, 2021 10:23 AM
To: Comments Mailbox
Subject: [External]Comment on the Report of Special Committee on LT Matters

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Good morning. I have reviewed the Report, and I feel many of the recommendations would be beneficial to the process.

I would, however, note that many plaintiffs are small landlords who were compelled to become landlords due to unfavorable market forces. For them, a non-paying tenant threatens financial ruin. The recommendations seem to add layers of process which do not already exist, which equates to time. I fear this will disturb what is currently, in my opinion, the most efficient division of our entire court system. Ultimately, these recommendations could modify the process to unduly burden landlords, particularly those who can ill afford to be delayed.

It may be that the recommendations could be implemented without protracting the process, but I would have serious doubts that could be accomplished.

Perhaps:

A landlord who certifies they own three or fewer rental units in the CIS would be exempt from the additional processes?
.. Or amend the Rules to request adjudication from a certain number of days from the acceptance of the filing?

I frequently represent these kinds of landlords and personally see the economic disaster they suffer when a tenant stops paying the rent. The only solace for them is the streamlined process that exists to dispossess the tenants who cannot or will not pay. That is my only thought.

Thank you for inviting this level of participation in shaping the Rules and policies.

Very truly yours,
Kevin I. Asadi



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