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From: Tish Jean-Gilles <Tish@liveatwillowpointe.com>
Sent: Monday, May 10, 2021 12:29 PM
To: Comments Mailbox
Subject: [External]Willow Pointe and Sunset Heights Apts

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Good afternoon,

I am writing regarding the eviction moratorium and the changes scheduled to take place. I really would just like to outline the issues regarding not being able to evict tenants as a landlord.

- 1) Majority of my tenants are paying their rent. The ones who are not paying rent are the ones who were problems before the pandemic. It was a repeat of eviction then they pay on eviction day.
- 2) The only other tenants who are not paying are those who were move in's during the pandemic and know that we cannot do anything about them not paying. I have 12 out of 400 tenants who are not paying. These 12 tenants are more problematic causing issues like turning their apartment into drug dens, damage the units on the inside, and not providing any communication with the office regarding paying.
- 3) We have filled out the required paperwork for the tenants who have not paid 1 penny since the pandemic for government assistance however it is the tenant who needs to cooperate with the housing authority to help with their rent. We did our part but the tenants are not doing their part because they do not care and realize there is nothing that can be done. This is the situation with 11 out of the 12.
- 4) I have one tenant who has an ongoing leak in the unit who refuses to allow us into their apartment for proper repairs.
- 5) I am sure many landlords are experiencing the same issue regarding the non paying tenants being the same tenants who caused issues before the pandemic. Non renewals do not matter to the tenants as they feel we can not touch them through the eviction moratorium. You can even check how many turned up to the virtual meeting regarding rent and see that those not paying have no intention on paying.
- 6) I as a landlord have tried working out payment plans with those behind but the tenants who are not paying wont even return our calls or letters in order to work something out.

Please let me know if you have any questions. I can send over ledgers as proof that most tenants who owe large balances owed money before the pandemic and are taking advantage of the system.

Thank you,

Tish Jean-Gilles
Property Manager
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