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From: Henry Garrison Jr. <hegarr69@comcast.net>
Sent: Monday, May 10, 2021 2:47 PM
To: Comments Mailbox; Sunny Naumoski
Subject: [External]landlord rights should be a factor also

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To- Comments on Report of the Judiciary Special
Committee on Landlord Tenant

We have a single house that we rent out . We have been placed a a sever disadvantage due to the State of NJ refusal to evict, as the tenet has failed to make any effort to communicate with us or seek any financial help available to pay back rent.

The tenet currently owes over \$14,000 in back rent.

Our management company has sent information on state assistance to no avail, and the tenet seems intent on living there free as long as they can and just leaving without paying when forced to do so.

We still must pay taxes, mortgage, sewer with no hope of ever getting paid back.

We understand the need to protect tenet rights but what about the rights of the property owner?

The State has enabled a large group of dead beat tenets with protection, who will never pay what they owe which is very unfair to the owners. Please begin to consider the rights of the owners. We have been patient but we have rights also.

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