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From: Marc S. Weinroth <MWeinroth@WeinrothLLC.com>
Sent: Wednesday, May 12, 2021 3:11 PM
To: Comments Mailbox
Subject: [External]Proposed Rule Changes to Landlord/Tenant Cases

Importance: High

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To Whom It May Concern:

As an owner of both commercial and multifamily properties, I am very concerned about the apparent inequities of the proposed rule changes. First, it delays the rights of the Landlord beyond what has already been excessive in being able to carry out the terms of a legally binding contract (i.e. Lease). For example, I have one tenant that is a nurse and continued working at her full rate of pay, and possibly even some overtime. This person has not paid "one penny" since March 2020, but bought a new car and is living essentially "rent free". How is this possible and why should it have been permitted? We had a "Settlement Conference" scheduled, but this tenant did not show up, because there was no penalty for not appearing. Therefore, there should be no reason to have to add another step blocking a Landlord's rights to their property.

I feel that there were people in need of assistance, but those, like the tenant noted above, that abused the system, should be promptly brought into court without delay, and pay up what is owed or be evicted. The "Scales of Justice" are supposed to be in balance. That was not the case this past year, and I feel it is up to the courts and legislative bodies to expeditiously move forward to correct said inequities. What is being proposed does nothing to accomplish that. Using Covid as a reason for delay, only has exacerbated the situation for both Tenants and Landlords. The courts have always had the ability to provide for a Hardship Stay, but the case must first be heard.

If it is decided that a **binding** Settlement Conference should first occur, it should be scheduled two (2) weeks prior to the trial date so that the parties of interest can be properly represented by council if so desired, to have time to agree to settlement terms in advance of the court date. As previously stated above, there have already been to many delays in this judicial process.

Very Truly Yours,

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