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From: P Traynor <ptraynor8@gmail.com>
Sent: Wednesday, May 12, 2021 5:15 PM
To: Comments Mailbox
Subject: [External]Comments on Report of the Judiciary Special Committee on Landlord Tenant

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Hello,

I am the owner of 2 rental properties in Union City NJ and I wanted to give my opinion to the rental process.

I own 15 units. I have one tenant that has been current in rent one month over the last 38 months and currently has not paid rent for 9 months. My attorney says nothing can be done. Before corona, in court, the town gave my tenant money in eviction court to be caught up. She had to sign a paper that said she would not be late or not pay again. She did not pay the very next month. Nothing done again. In addition, her unit and her standard of living is damaging my property with insects, bed bugs because she has not formally cleaned the apartment in over a decade, if not 2 decades. \$600 rent, which is a third what the unit would rent at if there was no rent control.

I have another unit that a drug dealer took advantage of their elderly parents and destroyed an apartment with people coming in nonstop to get cocaine. There are 4 kids under 13 in this building. I tried for 2 years to evict. Nothing happened after a notice to vacate. In a drug raid, the police battered down the door because they would not open and my actual 80+ year old tenant died with the event, same time. They currently still live there, they are not tenants, they are sons and daughters of tenants and they have paid zero dollars for 6 months. The courts do not allow me to do anything and attorneys coach her to do this, which is absolutely unethical.

In other states, if you destroy property, you are evicted, if you commit crimes on properties you are evicted, if you do not pay or perpetually late you are evicted.

Making it easier for tenants to live for free and giving them all the breaks on life is not good for them, because if they understand all they need to live is \$500, they will only do work for the month for \$500. If the system is a market system and market rents prevail, you will see higher quality of tenants and higher state of care and buildings in better condition and a court system that is not flooded with cases that are egregious.

To say it another way, I have a good job, I have properties to be a Retirement income in 20 years. If the courts or the states become more tenant friendly I am definitely moving out of the state and selling my residence and investment properties. We paid more than \$100k in taxes last year.

Thank you for your time,
Patrick traynor
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Sent from my iPhone