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**From:** keller <wayneakeller@optonline.net>  
**Sent:** Sunday, May 16, 2021 9:02 PM  
**To:** Comments Mailbox  
**Subject:** [External]Report and Recommendations of the Judiciary Special Committee on Landlord Tenant

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Dear Mr. Grant:

I have reviewed the report and recommendations of the Judiciary Special Committee regarding the Landlord & Tenant issues. I currently represent both landlords and tenants in Passaic County and have done so for the last thirty years. I make this comment regarding the proposed time frame that the committee has laid out from start to finish of approximately eight weeks. I think that this time frame is too long for those cases which only involve non-payment of rent. Those cases should be shifted to a faster track of only four weeks. I foresee a tenant who does not have the money to pay the rent exploit the eight week time frame plus the additional time it will take to do the lockout as a windfall to the tenant. In the meantime the landlord will already be out a significant amount of money plus a potential additional three months of rent.

The court should separate those non-payment cases as soon as the case is filed. They also should send out along with the summons and complaint a notice to tenants containing a list of agencies that can help pay the rent. The tenants would have to present proof of an assistance letter and the case would be marked settled subject to payment being made. If they can't get assistance then a judgment of possession would be automatically entered with a stay of (7) days in order to pay the full amount owed in order to have the complaint dismissed.

This would keep both parties in check and allow the tenant sufficient time to resolve this issue of non-payment by way of settlement with landlord on a voluntary payment plan, obtaining rental assistance from outside sources, or a combination of both. Otherwise, I foresee many tenants and potentially attorneys, advocating for their clients, going through the motions for the eight weeks to either allow the tenants to save two more months of rent to move to another place or to extend their tenancies to the last second.

Thank you,

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