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**From:** 647 Wyoming Ave LLC <647wyomingavellc@gmail.com>  
**Sent:** Friday, May 21, 2021 5:03 PM  
**To:** Comments Mailbox  
**Subject:** [External]Proposed to Landlord/Tenant Court

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To the Supreme Court of the United States,

I, Vinh Lam, am writing on behalf of Dao Lam LLC, located on 647 Wyoming Ave, Elizabeth, New Jersey. I am writing to OPPOSE the "LANDLORD TENANT – REPORT AND RECOMMENDATIONS OF THE JUDICIARY SPECIAL COMMITTEE ON LANDLORD TENANT – PUBLICATION FOR COMMENT".

The recommendations are helping the tenant and not helping the Landlords. The process is inefficient, it will take longer to eviction tenants and the livelihood of the Landlords are being compromised.

The property I am writing on behalf of is a Rooming House with 5 Rooms. The rooming house is currently 100% occupied however, is receiving less than 40% of the paid rent. We are unable to evict Tenants who are taking advantage of the situation by not paying rent and who are able to. Out of the 5 rooms that are rented, we have had to file 3 rooms for non-payment. We are struggling financially, trying to pay the bills, property taxes, and fixing more damages to the property.

We need to have our eviction process back. The system should be fair to the Landlords and currently the landlords are struggling the most. We are not getting help, it is a highly stressful situation and if the Landlords are late paying mortgage/taxes, we are penalized. At this rate, we may lose the property and our livelihood is compromised.

Thank you for your time regarding this matter.

Vinh Lam  
Member of 647 Wyoming Ave LLC  
644 Union Ave Elizabeth, NJ 07208

Property Location:  
647 Wyoming Ave., Elizabeth, NJ 07208