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**From:** Karen Culver <kculver195@gmail.com>  
**Sent:** Wednesday, May 26, 2021 7:29 PM  
**To:** Comments Mailbox  
**Subject:** [External]Comment from a landlord

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Good evening,

I realize that my comment entry is late. I just read the article on Nj.com, looking for comments in regards to NJs Moratorium on evictions.

Our tenants have been living in our three bedroom home in Wantage, Sussex County for 5 years now. The rent is only \$1350. From the beginning my husband and I told our tenants that we would like to eventually sell the home to them. Thus to reasons for having the rent this low. My husband's mother passed away, after becoming terminally ill, the end of July. In August we decided we were going to sell our home, including the home we rent and the other where we live. I spoke to our tenants and told them our plan. "Please, buy the house." They didn't seem interested at that time. I spoke to our tenants again in November. I told them we're going to be moving out of state. And would like to sell the house they have been renting. Would you they like to make us an offer? He said he would let me by the end of the week. He also said he understood why we wanted to sell everything and move away. ( we live next door to where my parent in laws lived. They both died suddenly) The tenants never came back with an offer. We listed the house the end of December, had a few offers. And accepted one January 2021. Closing date set for March 5. The buyers did all the tests and inspections. We brought in two dumpsters for our tenants and offered \$6000. To help them out. March 3, they told us they will not be leaving.

The months of January and February. I sent our tenants several comparable homes. They would reply that there was not enough kitchen counter space, they really needed to have two full baths (currently have 1.5) or there was not enough parking, etc.

Here we are now (more the 6 months) with patient buyers who want to still purchase our house. And tenants who are refusing to leave.

We hired an attorney who sent them a certified letter stating the NJSA 2A:18:61.1. That they will have 60 days to vacate as the home is sold to a buyer who wants to take ownership.

But, they will not be leave.

Can anyone help us, please?

They have not missed one payment. They just seem to be spiteful.

We've never made any money from their rent. We have always had to pay on top of their rent to be-able to make the mortgage payment.

Thank you for your time,

Karen Culver