

#076



May 20th, 2021

Honorable Glenn A. Grant, J.A.D.

Active Administrative Director of the Courts

Comments on Report of the Judicial Committee on Landlord Tenant

Hughes Justice Complex

PO Box 037

Trenton, NJ 08625-0037

Dear Director Grant:

We the undersigned, do hereby object to several Recommendations of the Judicial Committee on Landlord Tenant matters. We would like to make it clear that we have no objection to stream lining the system or protecting tenants' rights against potentially unscrupulous landlords. We are asking the court to remember that there also are many tenants who are acting in bad faith using the pandemic as an excuse to stop paying any rent at all , in some cases since the public health emergency was announced last March. Some have even threatened physical violence when confronted with a demand for payment.

Our objections are to the recommendations in their totality and can be summarized as follows:

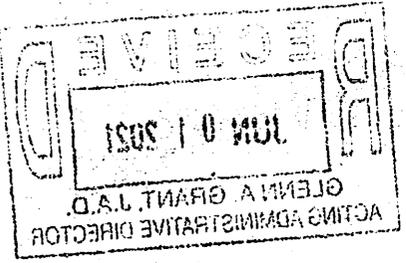
- 1) These recommendations, taken as a whole, increase the burden on landlords and further delays the resolution of matters that have been pending for 14 months now.
- 2) These recommendations effectively create new rights for tenants and places more requirements on landlords. We respectfully believe that any such reapportionment of judicial equity should come from the legislative process, and not the de-facto regulatory/ judicial review process that is happening here. The legislature is debating several bills to address this crisis, and it is not appropriate for the courts to unilaterally add more confusion to the process.
- 3) These recommendations fail to acknowledge the presence of bad actors on the tenant side of the equation. The imposition of mandatory conferences without any proof of good faith on the tenant's part during the crisis will simply delay the inevitable for people who have used the pandemic to not pay rent and are causing significant financial harm to landlords.

We would like to close by pointing out that there are thousands of cases of good people in arrears that HAVE NOT been filed. We are all working with tenants that show good faith in resolving an issue that we have all been thrust into. The eviction process is costly and cumbersome, NO landlord wants to evict a good tenant.

As the courts go about updating their procedures, we respectfully ask that you consider JUSTICE FOR ALL. This includes landlords, such as us, that have been abused and taken advantage of by tenants refusing to pay any rent or even engage in any plan.

We thank you in advance for your cooperation and understanding in this critical matter that is affecting all our livelihoods.

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Very truly yours,
[Signature]
[Title]

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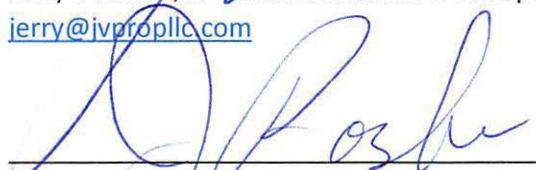
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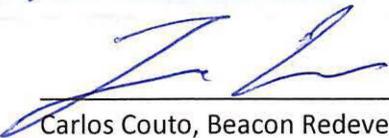
Jerry Vecchio, JV Construction and Development
jerry@jvpropllc.com



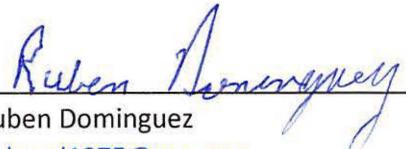
James Rosa, Rosa Agency
irosarealty@yahoo.com



John Airoso, Ammco Development
Ammcodevelopment@aol.com



Carlos Couto, Beacon Redevelopment
Carlos.couto@morganstanley.com



Ruben Dominguez
Rubend1975@me.com



Karl Neitz
Kneitze@msn.com



Albert Coutinho, NFC llc
alcoutinho@aol.com

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