

**From:** [Steven Lieberman](#)  
**To:** [Comments Mailbox](#)  
**Subject:** [External] Landlord Tenant Proposed Rule Changes  
**Date:** Friday, April 25, 2025 2:00:51 PM

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Greetings

I have reviewed the proposed changes to Landlord Tenant filings

I have the following comments.

The language about the amount of rent needed to be paid to dismiss the action should be deleted.

Depending on when the complaint is filed and the hearing date scheduled it is possible two additional monthly payments may have accrued and the number reflected in the complaint may not accurately set forth the amount of rent due at the time the tenant submits payment.

Also, if this is to be a summary proceeding, I believe it is unfair to schedule matters a minimum of five weeks after service. Between processing time and the date of actual service, it is possible that 8 weeks could elapse between filing and a court date.

I also do not believe the language about lead paint inspection should be included as part of the complaint. I would have to review the statute, but unlike registration with the municipality which the statute specifically states must be done in order to obtain a judgment of possession, I am not aware of any such requirement for lead paint inspection. If i am correct, what is the purpose of including this language.

Thank you.

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