

Dear William C Smith,

I am a rental property owner with 30 units in the Curtis Bay / Brooklyn area. I have owned rental properties since the late 90s providing affordable housing in low income neighborhoods. We do our best to screen for good paying tenants but often times we get a few that will abuse the system and not pay rent until court proceedings are filed, and sometimes not until the sheriff is about to arrive for the actual eviction. Having a timely court/eviction process in place is our only defense against non paying tenants.

Over the past eleven months, our efforts to collect rent have been hampered by court closures and eviction moratoriums. At the same time, we are still expected to pay mortgages, taxes, utilities, and insurance, as well as keeping up on the maintenance of our properties. We have several tenants that have not paid since the announcement of court closures in March of last year. Not for lack of income, but simply because we cannot get them into court. These are our chronic late payers that we typically have to take to court monthly in order to get our payment.

By increasing the fees for filing and not allowing us to recover fees only deepens our loses, and in the end will only hurt those low income families as we, as landlords, will need to tighten down on eligibility requirements to get into our rentals, higher security deposit fees, and increased rents to make up for the loses we would have to take when we inevitably have to file on the ones who refuse to pay once gaining possession of the home.

Sincerely,

Joe Giusto II

Juicenet Investments, LLC

joe.giusto2@gmail.com

443-219-7830