

Organization: Posterli Enterprises, LLC

Position: Unfavorable

Bill: HB0052

As a small landlord, the administrative burdens that have been placed on me over the last ten years have been cumbersome, but these additional burdens are unfair and unnecessary.

Evictions are my LAST RESORT. I ALWAYS lose large amounts of money on evictions so I do everything in my power to avoid them already. That includes offering payment plans, allowing people extra time (free of charge) to move out, and keeping the rents low enough that they are very affordable.

However, some tenants destroy property, become nuisances to the neighbors, severely violate zoning regulations (for which I am forced to pay the fine or get a lien on my house), bring in dangerous animals, and will not pay the rent unless there is the threat of eviction over their head.

The tenants that cause 90% of the problems are those who are very savvy about their rights. I am not allowed to simply evict them. I must go to court multiple times, to file cases, and to testify. In the best of time, it takes 2 months to evict a tenant. Currently, it is taking close to a year. Tenants know this and several actually have texted me or called me to taunt me about it.

I am already losing 8-12 months of rent due to the eviction moratorium and the slowdown of the court system. I have lost \$50,000 in rental income but I still have ALL of my expenses, including property taxes, income taxes, maintenances, insurance, and the cost of repairing the damaged houses.

An average eviction costs me \$1000-1500 just to remove the tenant's trash. Tenants who are being evicted are well aware of the eviction process through court delivered documents, phone calls and letters from me, and the final eviction papers. Additionally, the Constable asks that the tenant be called and warned of the date several days prior to the eviction. I always contact them because if they move their own possessions out prior to the eviction, it is less trash I have to pay to have removed. There is no reason why any landlord would or could surprise a tenant with an eviction; it's all a lengthy legal process.

While the large complexes have crews to handle all of this labor, I have to hire people AND I am personally onsite to witness the evictions. Typically, tenants being evicted will threaten my life. During the last eviction, the tenant had to be arrested after threatening to burn down the house multiple times in front of the police. He owed me \$10,000 prior to the costs to evict him. I will never recoup this loss.

These additional burdens are very costly, and unnecessary. Please, small landlords are being punished enough, for no reason.