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From: Christopher Nitta <christopher.nitta@gmail.com>
Sent: Saturday, April 24, 2021 10:04 AM
To: Comments Mailbox
Subject: [External]Landlord Tenant Court

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Hello,

I saw the recent proposals for supporting a fair reopening of landlord tenant court in Newark.

My wife and I are a young family who rented out our old apartment after we had to move out of Newark. We have a tenant who was already not paying prior to COVID-19 and we had been trying to work with him through several mediations with the landlord tenant court. It was not ideal but we wanted to protect him and his family from homelessness.

However, since the eviction moratorium, our tenant has refused to pay us even one cent, and is taking advantage of the fact that we can't even go to mediation with him. This has been going on for 15 months now. We have forwarded him every opportunity for rental assistance, including the recent CVERAP funding, and he blatantly refuses to apply for the assistance while also refusing to pay. At this point, we are owed over \$25,000 in back rent. This has stressed our ability to continue to pay our own mortgage on the house, since we rely on the rental income to cover part of it.

For landlords like us, please help us get to a point where we can at least have our day in court. I am so sympathetic to the fact that we don't want to cause a problem with homelessness, but there are renters out there that are taking advantage of this situation and it is harming young families who have bills to pay too.

Thank you for everything you do to keep families safe in our community!

Christopher Nitta

Sent from my iPhone