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**From:** Mike Serra <mserra23@icloud.com>  
**Sent:** Tuesday, April 27, 2021 9:23 PM  
**To:** Comments.Mailbox@njcourts.gov.  
**Subject:** [External]Special committees on landlord tenant

**CAUTION:** This email originated from outside the Judiciary organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a property owner ( landlord) I vehemently object to the recommendations of the special council. Courts need to be fair and unbiased. As a property owner in urban areas, Clifton, Paterson, Boonton and East Orange I take out great expenses into the upkeep and maintenance of my properties so that I can provide tenants a modern, clean, safe and comfortable living environment they can call home. As no surprise to the council there are people who quickly learn to game the system and no that they are able to live without paying rent for months before they are evicted by the courts. On average the old landlord tenant legal system took 2-3 months before a tenant could be evicted for non payment. This financial strain on landlords is a serious issue. Especially if you have 2,3 or more tenants in arrears with their rent. As property owner we depend on rents income to pay our expenses. Mortgages, taxes utilities, legal fees, court costs etc.

Making an already slow and inefficient process that is more in favor of the tenant who is not paying their monthly rent more difficult without providing the landlords with a reprieve to remove a non paying tenant is disastrous. This will lead to mass ruin and vacant abandoned buildings. Property owners will begin to neglect maintenance and upkeep because they are unable to sustain the costs of staying in operation.

The council should think carefully. The current political climate is striving towards a lawless society. Defunding the police and making it more difficult for landlords to evict nonpaying tenants will lead to landlords who have abandoned the upkeep of their buildings . Cities that are excellent places to live will become unsafe full of prostitution, drug dealing and violence. Those of you who hold power please thread lightly and take your power seriously. For you hold in the power of pen strokes and judgements the power to ruin and cripple societies. Property owners are tax payers. We are hard working members of society. We are not billionaires going on vacation after vacation on our mega yachts. We are hard working members of the community. We are ordinary people who need the law to protect our interest so that we can abide to the laws that govern us. If you make it hard to evict tenants we will

foreclose on our properties. Taxes will not be paid on time, repairs will not be made. This will ultimately impact and hurt the very people that we are trying to help.

Please be fair to property owners. Please protect us. Covid did not spare property owners. My father died feom covid. For the last year and a half I have been unable to evict non paying tenants yet the government did not provide me with any relief.

Covid can kill me the same way it kills you are a tenant. Laws are made to protect equally without bias. Please remember your responsibility and don't forsaken the owners of property who depend on rents income

Sincerely

Michael Serra

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Sent from my iPhone