

#076



May 20th, 2021

Honorable Glenn A. Grant, J.A.D.

Active Administrative Director of the Courts

Comments on Report of the Judicial Committee on Landlord Tenant

Hughes Justice Complex

PO Box 037

Trenton, NJ 08625-0037

Dear Director Grant:

We the undersigned, do hereby object to several Recommendations of the Judicial Committee on Landlord Tenant matters. We would like to make it clear that we have no objection to stream lining the system or protecting tenants' rights against potentially unscrupulous landlords. We are asking the court to remember that there also are many tenants who are acting in bad faith using the pandemic as an excuse to stop paying any rent at all , in some cases since the public health emergency was announced last March. Some have even threatened physical violence when confronted with a demand for payment.

Our objections are to the recommendations in their totality and can be summarized as follows:

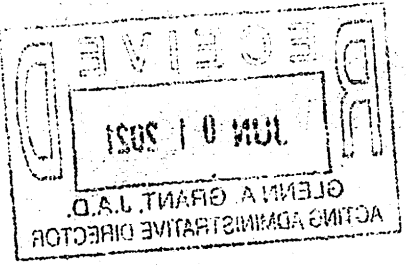
- 1) These recommendations, taken as a whole, increase the burden on landlords and further delays the resolution of matters that have been pending for 14 months now.
- 2) These recommendations effectively create new rights for tenants and places more requirements on landlords. We respectfully believe that any such reapportionment of judicial equity should come from the legislative process, and not the de-facto regulatory/ judicial review process that is happening here. The legislature is debating several bills to address this crisis, and it is not appropriate for the courts to unilaterally add more confusion to the process.
- 3) These recommendations fail to acknowledge the presence of bad actors on the tenant side of the equation. The imposition of mandatory conferences without any proof of good faith on the tenant's part during the crisis will simply delay the inevitable for people who have used the pandemic to not pay rent and are causing significant financial harm to landlords.

We would like to close by pointing out that there are thousands of cases of good people in arrears that HAVE NOT been filed. We are all working with tenants that show good faith in resolving an issue that we have all been thrust into. The eviction process is costly and cumbersome, NO landlord wants to evict a good tenant.

As the courts go about updating their procedures, we respectfully ask that you consider JUSTICE FOR ALL. This includes landlords, such as us, that have been abused and taken advantage of by tenants refusing to pay any rent or even engage in any plan.

We thank you in advance for your cooperation and understanding in this critical matter that is affecting all our livelihoods.

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MEMORANDUM
TO: [Illegible]
FROM: [Illegible]
SUBJECT: [Illegible]

The enclosed report is for your information and is not intended to be a basis for any action. It is a summary of the work done during the past year and is intended to provide a general overview of the progress made in the various areas of the program.

The report is divided into three main sections: a general summary of the program, a detailed account of the work done in each of the major areas, and a list of the accomplishments achieved during the year.

The first section, the general summary, provides an overview of the program and its objectives. It also discusses the progress made in each of the major areas of the program and the results achieved during the year.

The second section, the detailed account of the work done in each of the major areas, provides a more in-depth look at the work done in each of the major areas of the program. It discusses the objectives of each area, the work done during the year, and the results achieved.

The third section, the list of the accomplishments achieved during the year, provides a list of the major accomplishments achieved during the year. It includes a list of the major projects completed, the results achieved, and the personnel who were involved in each project.

The report is intended to provide a general overview of the progress made in the various areas of the program and to provide a detailed account of the work done in each of the major areas. It is hoped that it will be of interest and value to all concerned with the program.


Very truly yours,
[Illegible Signature]

[Illegible text]

[Illegible text]



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