

EM

Pachkovsky, Alex

From: Magnolia Hill Properties, LLC <magnolia1hill@gmail.com>
Sent: Thursday, March 28, 2013 10:31 PM
To: Jud Testimony
Subject: I Support The bill HB #6661

I am writing this email to voice my support for HB 6661 AN ACT CONCERNING USE AND OCCUPANCY PAYMENTS IN SUMMARY PROCESS MATTERS.

This bill will help resolve the issue that occurs when tenants are being evicted and they know that can game the system during the eviction process and live rent free. Landlords have been losing substantial amounts of rent while the eviction process is proceeding. Finally when the eviction is granted and the tenant is forced to move the landlord is then forced to sue the evicted tenant in order to try and recover the substantial losses suffered. Frequently, even with a judgement against the evicted tenant, the landlord will never recover their loss and the tenant will move on to victimize another unsuspecting landlord.

This bill will make the tenant be responsible to pay for the use and occupancy of the landlords dwelling, even while they are being evicted for non payment of rent or lapse of time.

Please pass this bill

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Regards,

Ron Gallagher
Magnolia Hill Properties, LLC
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