From: LORRAINE Houppert
To: Grp. City Council and City Web Site
Cc: LORRAINE Houppert
Subject: BILLING LANDLORDS FOR UNPAID TENANTS WATER BILLS
Date: Sunday, May 15, 2022 8:08:02 PM

This is in regard to you wanting to bill landlords for exorbitant water bills that tenants do not pay. As a landlord this would be a very big hardship. My leases state that tenants must keep all utilities current or it will be a violation of the lease and cause for eviction. The water company should notify a landlord the first month that a tenant is in arrears. The tenant would then be notified that eviction would be initiated unless corrected. Why you would allow a bill to grow so large and then expect a landlord to cover it is ridiculous and should be illegal. A security deposit is taken in case of damage to property or unpaid rent. To expect a landlord to cover large tenant utility bills would be disastrous for the landlord. If tenants think they can just stop paying their bills and it will become the landlords responsibility they can stop paying while living there and move out before a landlord is notified. Once a deposit ie returned or used there is no money to pay the bill. And no excuses that a notification of a landlord when a tenant is one month in arrears is a violation of tenants privacy. You are putting us smaller local landlords in a position of having to sell our properties because that would not be feasible for us to do. You will just be adding to the problems landlords already have and our selling will just raise the rents tenants will have to pay. I was shocked that you so casually talk of doing this to landlords as if its our fault a tenant is in arrears. If you persist in getting landlords involved in this, then notify the landlord when tenant is ONE MONTH IN ARREARS, so the situation doesn't get out of control to the large amount you are trying to stick to us!!!! And you really have a lot of nerve wanting to put it on our property taxes as a lien!!!! Come up with some other ideas that make the tenant pay, NOT THE LANDLORD!!! Lorraine Houppert

Sent from my iPad