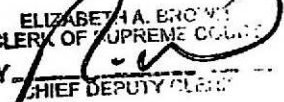


From: Klg Properties <klgprop@gmail.com>
Sent: Wednesday, September 16, 2020 4:28 PM
To: Supreme Court Clerk; Kristen Gooch
Subject: Fwd: Residential Summary Eviction Actions

ADKT 547

FILED

SEP 17 2020

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY  CHIEF DEPUTY CLERK

To Whom It May Concern:

Please take into consideration the perspective of a landlord when you make your decision. I am NOT in favor of mediation forced by the courts for the reasons listed below. Landlords are running a business and government involvement hinders one's ability to effectively run their business, potentially putting smaller landlords and entrepreneurs out of business. There is not a blanket solution for the eviction issues because there are so many different stories/variables behind a proposed eviction. Please take this into consideration from a small landlord's perspective. My story: I am a single mom raising a son without the help of anyone but myself. I have worked very hard to build a life for us and to leave something for my son in case something happens to me. I saved money for many years to buy a property and rent it out. I currently use this money to help pay for education for my child and to fall back on if I become hurt or unemployed. This was very important for me especially right now as I did find myself unemployed due to Covid. Being a single mom, I knew I had to provide for my family so I made a hard effort to find another job and I did. Now I use this money to help pay for the additional help needed for distance learning for my child. I am not a large corporation that has hundreds of units. I use this income to keep my family afloat and try to continue to be a productive member of society.

My situation: I have a tenant that has been in my home for a little less than a year. Things were good at first, they paid rent on time for the first few months and then in January 2020 and since then rents have been delinquent. I listened at the beginning of every month to a new excuse. Who would think it possible for one tenant to have that many excuses...but for 8 months it is always something. I have always worked with the tenants on payment arrangements even if they did not keep up to their part of the agreement, I would amend the agreement. It was not until one month when I started suspecting I was being taken advantage of. I started getting nuisance letters from my HOA, my home seemed to have an euphoriant need for repairs and the utility utilization was abnormally high. What I found out shocked me. It all stemmed from an AC repair where I was notified by the repairs company that the AC units were not being cared for (which is part of the lease). When I found out that the tenant was lying to me about the up keep on my AC units that I did a tenant update. I asked them to reverify their income, who was living at the residence and what cars were parked at the residence. This is when I discovered that I had been being taking advantage of. I had rented my 1900 sq ft home to a 4-person family, 2 parents and 2 younger children. I later find out that they had moved in 2 of their adult daughters and their grandson. That is now 4 adult and 3 children living in my home. With that being said 3 adults are working, the family just bought a new car, make \$5000 in verifiable income and they claim that they still cannot pay rent. Since I have confronted the situation, they have been verbally abusive with me. After trying to work with them and consistently being lied to for 8 months, I had enough. Long story short, they left the property a complete disaster. Torn up carpet (needs replacement), holes and pen marks all over the walls (needs wall repair and a complete paint job), they had an unauthorized animal that urinated throughout the house (disinfection and Klitz will be needed to get rid of the smell, 3 months of utilities in the rears, plumbing leaks for the upstairs resulting in the ceiling falling in downstairs and torn off cabinet doors. This is thousands of dollars in repairs that the landlord ends up paying along with months of lost rental income. I told the tenant that they needed to pay and they said that they would see me in court and if won, they would just file for bankruptcy. This is a broken system. It is being manipulated by folks that know how to work the system.

As you can see by my situation above, I have been going through my own sort of mediation with my tenants. Many landlords have been going through their own sort of mediation prior to getting the courts involved. These landlords are using the courts as a last resort after they have determined the lease/tenant is not salvageable. If you change the law and force mediation many small business (something Nevada prides itself on) will be forced to sell their homes, shut down their businesses and potentially leave the state. Nevada will not be known as the great place to live and do

SEP 16 2020

ELIZABETH A. BROWN
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CHIEF DEPUTY CLERK

business in. I moved from California to get away from their governmental restrictions and regulations. Please do not California our Nevada.

Mediation can cause a back log in the system which will only favor the tenant. It allows them more free time in the home while landlords like me suffer with the financial and legal burden.

I would like to state that there has not been sufficient notification regarding this proposal. There needs to be a better effort to get the word out that these suggestions are taking place. I have not heard anything on the news, social media or in print form. Therefore, maybe there is not a lot of opposition because landlords are unaware.

This is what I am scared of:

- 1) The tenants tearing up the property in retaliation.
- 2) Neglect of major house systems like AC unit, plumbing and electrical
- 3) The utilities not being paid by tenant resulting in liens on the property
- 4) Fines from the HOA due to tenant not following HOA rules
- 5) Legal liabilities for landlords because of tenant actions

Again, I am NOT in favor of what is being proposed. For the reasons stated above and the fact that the suggestions are not fair balanced between the landlord and the tenants. More liability is put on the landlord and there is more leniency for the tenants. Please get more input from landlords before voting on this. I would like to see more out reach and transparency about what is being proposed.

Thank You,
Kristen Gooch
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702-738-0396

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Thank You,

Kristen
KLG Properties, LLC

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