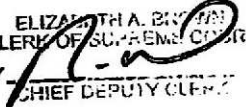


ADULT 567

From: Property Manager <propertymanager@grelv.com>
Sent: Friday, October 2, 2020 1:40 PM
To: Supreme Court Clerk
Subject: Regarding eviction mediations

FILED

OCT 02 2020

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

To whom it may concern,

I work at a property management company in the Las Vegas area. First let me begin by saying that I believe it is a correct choice to implement certain policies that will ensure that Las Vegas does not become suddenly flooded with a large homeless population. I'm also sure you've heard complaints from the homeowners who feel they are having an undue burden placed on them by being forced to house non-paying tenants.

I believe the situation may be improved by an addition of two items.

1. While I understand the need for landlords to bear a certain amount of the burden for the financial and psychological stresses of the COVID lockdown imposed upon the populace, as long as there is a system of financially related support, people will always look to take advantage of the situation. There absolutely needs to be a swift and appropriate punishment for anyone who is shown to be abusing the system. Policy also needs to be written to allow landlords to access certain parts of the tenant's financial information, such as current bank balance, received unemployment amount, in order to establish abuse. I am quite suspicious that a few of my tenants are hiding away tens or hundreds of thousands of dollars in their bank account and simply refusing to pay rent because they do not have to.

That is the problem, landlords have zero recourse. This creates a situation where one side has all the power and it is definitely not a fair system. There needs to be mutual policing and mutual accountability.

2. My goal here is to help those who need help, while maintaining fairness to all, not just the most stigmatized group. The landlords who do house non-paying tenants affected by COVID need to be given a certain freedom or incentive related to their housing. For example, a landlord receiving zero rental income should become immune to the negative effects of HOA violations, or at the very least have all HOA violations paused for the time being. It's silly that the landlord has already lost out on 6+ months of rent payments, which already creates financial stress for the landlord, and now the HOA violation forces him to completely redo the landscaping for thousands of dollars, because the tenant didn't water the plants. I also want to add here that if the landlord chooses not to fix the landscaping, he will be fined \$100 per week for the ongoing violation according to most HOA policies.

Please understand that the longer this situation drags on with undue hardship on the landlords, the closer we step towards the precipice of mass foreclosures again. I hope our leadership in government will not let that happen.

Thank you.

Sincerely,

Roger Wu

Property Manager
Go Global Realty



6085 W. Twain Avenue #203
Las Vegas NV 89103
Office :702-778-1500
Fax: 702-946-0915

Friendly Reminders - According to your lease:

1. All repairs under and including \$100 is the tenant's responsibility.
2. Landscaping and Pool upkeep is the tenant's responsibility.