

ADKT 567

From: Mark Peace Thomas <djpeacetwo@gmail.com>
Sent: Monday, October 5, 2020 8:15 AM
To: Supreme Court Clerk
Subject: Against new rules for mediation for eviction cases

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CLERK OF SUPREME COURT
BY *[Signature]*
DEPUTY CLERK

My wife and I own one rental property in Las Vegas, Nevada and as a victim of a tenant who purposely rented to cheat us, I am against the new mediation rules since the current rules are already fair to both parties.

Most landlords, including myself and my wife, will work with tenants when they communicate with us. Our previous tenant lied to us about her job and shut her cell phone number (and her son's) shortly after moving into our rental house.

She stalled payment and managed to cheat a couple extra weeks of time with this tactic and when we legally gave her a "pay or quit" notice she (of course) asked for a court date, which cheated more time and money away from us. This put a strain on our personal finances not only from lost rent, but from having to fix and clean our rental property for our next renter. I had to take funds away from my retirement account and we took a loss for the year.

The current system is fair since it allows tenants to appear before a judge to state their case, while allowing landlords to remove costly bad tenants within 3-to-4 weeks.

The new "mediation rules" will only help those who want to cheat landlords by extending the time they can live rent free while depleting landlords of their ability to pay bills and earn a living.

Thank you for your time.

Mark and Susan Thomas

Owners, 7632 Woven Memories Street, Las Vegas

951-244-8300 (Office line weekdays 9:00am - 7:00pm)

20-36398