

ADKT 567

From: Bonnie Barberini <bonnie@avalonoaktree.com>
Sent: Monday, October 5, 2020 7:23 AM
To: Supreme Court Clerk
Subject: ADKT 0567

FILED

OCT 05 2020

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

October 3, 2020

Via E-Mail Only

Elizabeth A. Brown
Clerk of the Supreme Court
201 South Carson St.
Carson City, NV 89701
nvscclerk@nvcourts.nv.gov

RE: ADKT 0567 – In the Matter of Residential Summary Eviction Actions and Notices During Covid-19

Dear Ms. Brown,

My name is Bonnie Barberini and I am the Broker-Owner of Avalon Realty & Oaktree Management, Inc. and a permitted property manager. I have been licensed since 1988 and active in property management as a broker since 1993.

Our company manages just under 500 residential rentals in the Las Vegas valley. When the Governor issued the eviction moratorium, my partner Laura Barberini, called and worked with every tenant (who was willing to work with us) that did not pay their full rent in the months of April, May, June, July, August and September.

As you know, on September 1st we were going to be able to file evictions on tenants who had not paid their rent and I think it is very important for you to know that out of all of our tenants, we were only going to file evictions on 10 people. The 10 people who for six months would not return our calls, texts or emails. On August 31st, 2 of these 10 people came to our office to pay – each paid several thousand dollars.

As probably every other property manager will tell you, they also had tenants who had not paid anything for 6 months show up to either pay in full or pay the majority of the money they owed when they believed that we would be allowed to file for eviction for non-payment of rent.

Of the 8 remaining tenants who were now in their 7th month of paying nothing, 2 came last week to pay. One of those tenants paid over \$5000 and the other is paid in full through September. I am quite sure that knowing that in less than 2 weeks evictions can be filed had something to do with that.

I believe that mandating mediation which will change the time period from approximately 3 weeks to evict a tenant for non-payment to 7 weeks will harm many tenants moving forward. It is common practice to collect a security/damage deposit from a tenant equivalent to one month of rent. Since that amount will no longer be appropriate to protect the landlords, I believe that many management companies, including ours, will significantly increase the required security/damage deposits. This will make it harder for many people to rent quality properties.

In the last 7 months, my clients – these hundreds of local and out-of-state investors have had to cover their mortgage payments, HOA dues, property taxes, insurance, utilities and repairs and these innocent people will not be made whole. Neither the state or federal government is stepping in and giving them a waiver to not pay their bills. To extend their financial pain for another 7 weeks or so through forced mediation, does not seem to me to be equitable or fair in any way.

Tenants who have not paid their rent for 8 months or more by the time they are evicted are never going to pay that money back to the landlord.

We have already had more investors put their rental homes on the market for sale this year than any other year I can remember. Every house and condo that we have sold since March 17th has sold to an owner-occupant – not an investor. Over 60% of all tenants who have given us notice to vacate since April are moving because they have bought a home of their own. Why does it matter? This is critically important because each of these properties is no longer available to rent. A shrinking pool of rentals will drive the rental prices even higher and make it harder for borderline tenants to qualify.

Legislation and rules that continually move our state from a Landlord friendly to an unfriendly state will harm the very people you are trying to help by driving investors to sell and to buy in other states, which will hurt many sectors of our local economy as well as shrink the pool of available rentals and drive up the prices and industry practices will change.

Sincerely,
Bonnie Barberini
Bonnie Barberini

Bonnie Barberini

Broker Owner, Avalon Realty & Oaktree Management, Inc.

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Permit # PM.0162552.BKR

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